

Single-Family Housing Two Bedroom / Two Bath

for

YAVAPAI COUNTY

1015 Fair Street Prescott, Arizona

PROPERTY OF YAVAPAI COUNTY, AZ

YAVAPAI COUNTY BUILDING DEPT.
() REVIEWED FOR CODE COMPLIANCE
(X) ENGINEERING REVIEWED FOR DESIGN CRITERIA ONLY
THE ISSUANCE OF A PERMIT BASED ON PLANS, SPECIFICATIONS, AND OTHER DATA, SHALL NOT PREVENT THE BUILDING OFFICIAL FROM THEREAFTER REQUIRING THE CORRECTION OF ERRORS IN SAID PLANS, SPECIFICATIONS, AND OTHER DATA OR FROM PREVENTING BUILDING OPERATIONS BEING PERFORMED ON THEREAFTER, WHEN VIOLATIONS OF ANY CODE OR ANY OTHER APPLICABLE REGULATION OR ORDINANCE, SECTION 105.4, IS OBSERVED.
12-11-2020
DATE

aps
To avoid construction delays and added construction fees
Contact APS BEFORE you start construction:
APS Prescott Office: 928-443-6797; prescottcontrol@aps.com
APS Cottonwood Office: 928-646-8502; cottonwoodcontrol@aps.com
APS Wickenburg Office: 928-371-6200; wickenburgcontrol@aps.com

IMPORTANT!
Footings will not be inspected until all property corners are properly pinned, flagged and easily identifiable to the inspector.

PROVIDE AT LEAST ONE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY ESCAPE OR RESCUE FOR EVERY ROOM USED FOR SLEEPING PURPOSES, SECTION R310.1.

TRUSS CALCULATIONS
TO BE ON SITE AT TIME
OF INSPECTION

INDEX TO DRAWINGS

- A-1.0 FLOOR PLAN / SCHEDULES
- A-1.1 ALTERNATE GARAGE PLAN
- A-2.0 FOUNDATION PLAN / ROOF FRAMING PLAN / DETAILS
- A-3.0 EXTERIOR ELEVATIONS / BLDG. SECTION
- ME-1 HVAC / ELECTRICAL PLANS

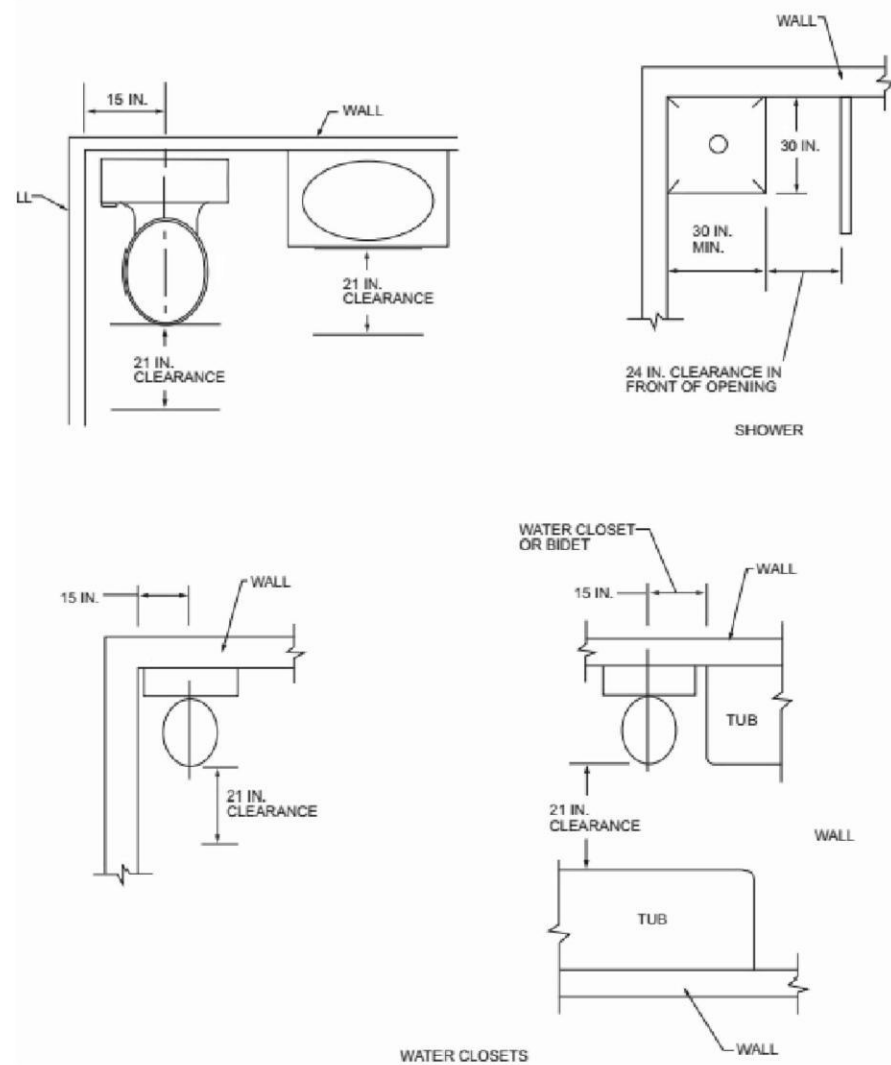
PROJECT INFORMATION

ALL WORK SHALL CONFORM TO ALL YAVAPAI COUNTY ADOPTED CODES, ORDINANCES AND POLICIES, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
2018 INTERNATIONAL PLUMBING CODE (IPC)
2018 INTERNATIONAL MECHANICAL CODE (IMC)
2017 NATIONAL ELECTRIC CODE (NEC)
2006 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)

LIVABLE: 787 SQ. FT.
CARPORT/ALT. GARAGE: 400 SQ. FT.
COVERED ENTRY: 33 SQ. FT.
TOTAL UNDER ROOF: 1,220 SQ. FT.
OCCUPANCY: R-3 (Single-Family Residential)
TYPE V-B CONSTRUCTION / NON-SPRINKLERED

GENERAL NOTES

- DUE TO REPROGRAPHIC PROCESS, THESE PLANS MAY NOT BE ACCURATE TO SCALE. DIMENSIONS ARE NOT TO BE SCALED FROM THE WORKING DRAWINGS.
- BEFORE ORDERING ANY MATERIALS OR STARTING ANY WORK, CONTRACTORS SHALL VERIFY ALL MEASUREMENTS AND EXISTING CONDITIONS AT THE SITE AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF THE SAME. ANY DEVIATION AND/OR UNSAFE OR UNREGULATED CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF YAVAPAI COUNTY DEVELOPMENT SERVICES.
- GENERAL CONTRACTOR TO VERIFY AND LOCATE ALL UTILITY STUB OUTS AND MAINS BEFORE BEGINNING CONSTRUCTION OF PROJECT.
- GENERAL CONTRACTOR TO VERIFY THE REMOVAL AND/OR REPLANTING OF LANDSCAPE IF THE CONDITION OCCURS OVER THE PROJECT SITE.
- DAMAGE TO SITE, UTILITIES, OR NEWLY BUILT IMPROVEMENTS, NOT DESIGNED FOR REMOVAL, SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR INVOLVED, AND SHALL BE REPAIRED OR REPLACED AT THE EXPENSE OF THE SAME.
- VERIFY UNIFORMITY OF ALL FRAMING SO AS TO CREATE A SMOOTH, REGULAR FINISH WITH NO IRREGULARITIES.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO THOROUGHLY REVIEW THE PLANS AND TO NOTIFY YAVAPAI COUNTY DEVELOPMENT SERVICES OF ANY DISCREPANCIES. YAVAPAI COUNTY, NOR THE ARCHITECT-OF-RECORD, WILL NOT BE RESPONSIBLE FOR MATERIALS IMPROPERLY ORDERED OR INSTALLED.
- FAILURE BY THE GENERAL CONTRACTOR OR SUB-CONTRACTORS TO ACQUAINT THEMSELVES WITH ALL AVAILABLE INFORMATION CONCERNING THIS PROJECT SHALL NOT RELIEVE THEM OF THE RESPONSIBILITY TO PERFORM THEIR WORK PROPERLY.
- APPROVAL OF ALL CONSTRUCTION IS SUBJECT TO FIELD VERIFICATION BY YAVAPAI COUNTY PERSONNEL.
- EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE (1) OPERATING WINDOW, OR DOOR, FOR EMERGENCY EGRESS, OPEN DIRECTLY TO A STREET, ALLEY, OR YARD.



PLUMBING FIXTURE CLEARANCES

NO SCALE PER IRC FIGURE R301.1

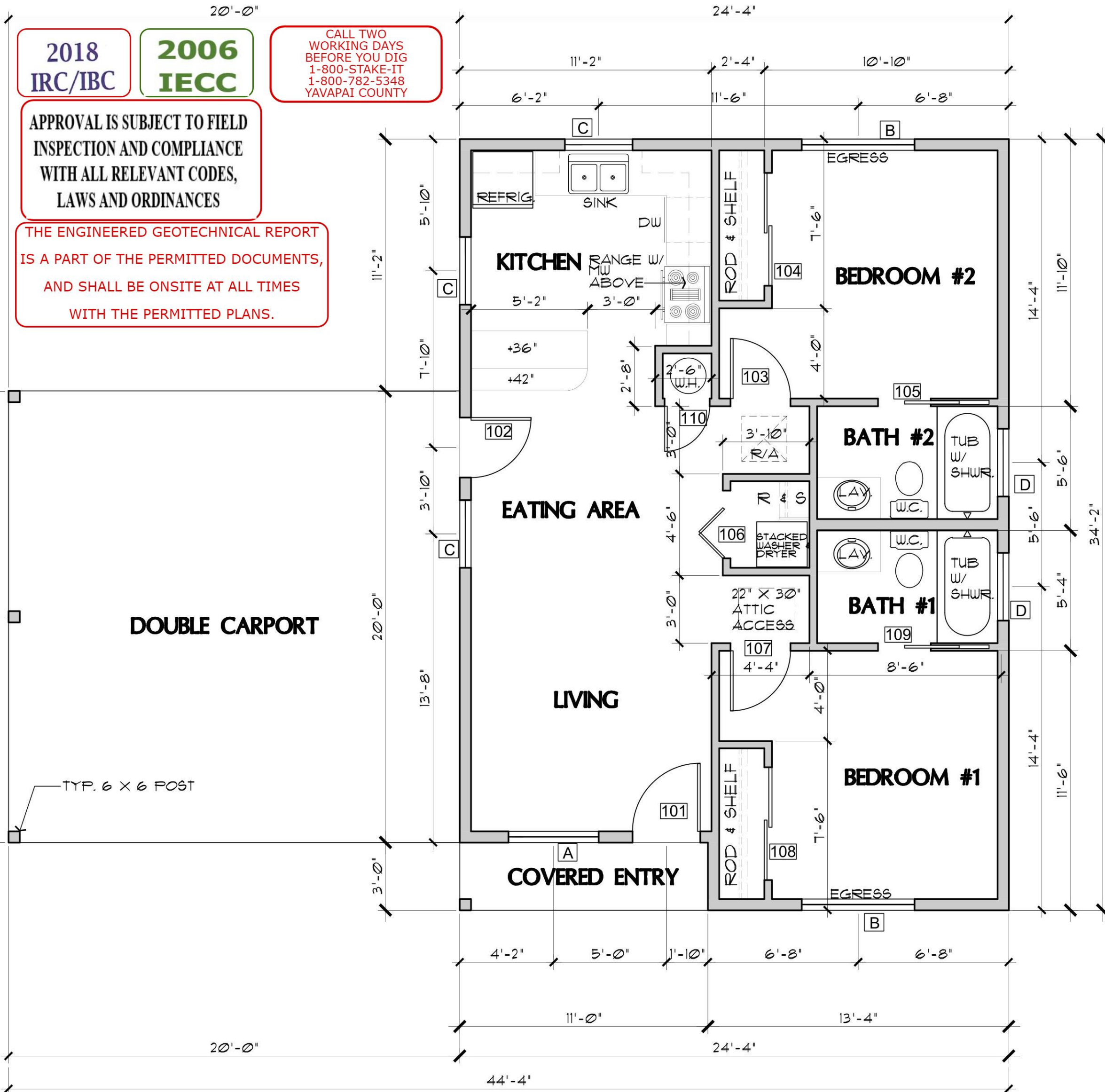
EFFECTIVE APRIL 20, 2006
FULLY SHIELDED FIXTURES ARE
REQUIRED FOR ALL EXTERIOR LAMPS

RAIN GUTTERS / DRAINAGE
Rainwater from roofs and storm water from paved areas, yards, courts and courtyards shall drain to an approved place of disposal. (1101.2 2018 IPC) Drainage away from structure shall be determined by Geotechnical Report.

12/11/2020
Jeff Colquitt
SPECIAL INSPECTION
REQUIRED
Reports to be supplied to
Building Inspector

CAUTION
Yavapai County permitted building plans do not relieve the Owners or General Contractor from their responsibilities to conform to all adopted building codes. Every effort has been made to provide a thorough plan review, however plans may contain irregularities. If plans do not contain the proper information or details the Owner/General Contractor shall not proceed with the project until the issue has been resolved through Yavapai County and any professional involved in the project.

Yavapai County Ordinance, Section 112.6
Drainage across Property Lines.
Drainage across property lines shall not exceed that which existed prior to grading. Excess or concentrated drainage shall be contained on site or directed to an approved drainage facility. Erosion of the ground in the area of discharge shall be prevented by installation of non-erosive down-drains or other devices.

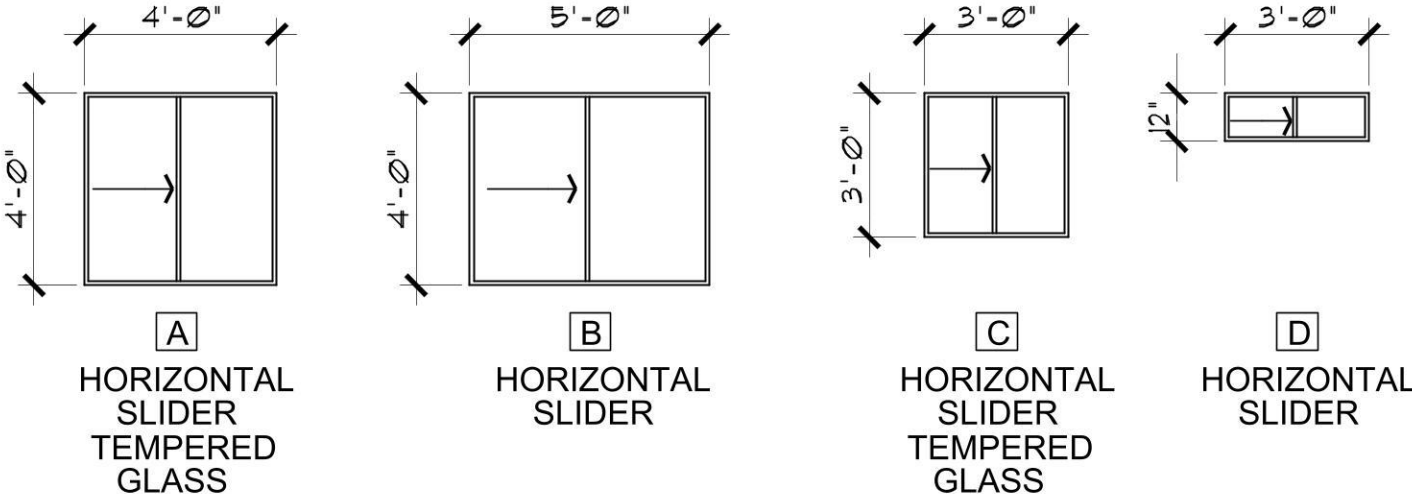


FLOOR PLAN

SCALE: 1/4" = 1'-0"

DOOR SCHEDULE

DR. #	SIZE	H.	T.	DOOR TYPE	REMARKS
101	3'-0"	6'-8"	1'-3/4"	EXTERIOR 6-PANEL SOLID-CORE WOOD	
102	2'-8"	6'-8"	1'-3/4"	2-PANEL SOLID-CORE WOOD W/ TEMPERED GLASS VISION PANEL	SELF-CLOSING & SELF-LATCHING PROVIDE THRESHOLD AND WEATHERSTRIPPING
103	2'-8"	6'-8"	1'-3/8"	INTERIOR 4-PANEL HOLLOW CORE	
104	5'-0"	6'-8"	1'-3/8"	INTERIOR 4-PANEL SLIDING BI-PASS	
105	2'-4"	6'-8"	1'-3/8"	INTERIOR 4-PANEL SLIDING POCKET DOOR	
106	3'-0"	6'-8"	1'-1/8"	INTERIOR 4-PANEL HOLLOW CORE	
107	2'-4"	6'-8"	1'-3/8"	INTERIOR 4-PANEL SLIDING POCKET DOOR	
108	5'-0"	6'-8"	1'-3/8"	INTERIOR 4-PANEL SLIDING BI-PASS	
109	2'-8"	6'-8"	1'-3/8"	INTERIOR 4-PANEL SOLID CORE	
110	2'-0"	6'-8"	1'-3/8"	INTERIOR 4-PANEL SOLID CORE	FULL LOUVERED DOOR IS USING A GAS WATER HEATER
111	2'-8"	6'-8"	1'-3/8"	4-PANEL SOLID CORE FROM GARAGE	SELF-CLOSING & SELF-LATCHING PROVIDE THRESHOLD AND WEATHERSTRIPPING



WINDOW TYPES

SCALE: 1/4" = 1'-0"

WINDOWS SHALL BE VINYL FRAME
MAX. U-FACTOR: 0.40
(OPTION TO ELIMINATE FOUNDATION INSULATION IF USING 0.32 OR BELOW U-FACTOR)

NOTE: FENESTRATION IN ZONE 2 (ELEVATIONS BELOW 3500 FT.) SHALL HAVE A MAXIMUM U-FACTOR OF 0.75, AND A MAXIMUM FENESTRATION SHGC FACTOR OF 0.40. FENESTRATION IN ZONE 4 (ELEVATIONS 3500 FT. AND ABOVE) SHALL HAVE A MAXIMUM U-FACTOR OF 0.40. THE SHGC FACTOR IN ZONE 4 IS NOT APPLICABLE.

REVIEWED FOR
DESIGN CRITERIA
ONLY

Job no. : 2BDRM / 2BATH
Date : 12/09/2020
Drawn by: MFR
Chk'd by: MFR
Scale : AS NOTED
Revisions:

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Scales as stated hereon are valid on the original drawing only. Contractor shall carefully review all dimensions and conditions shown hereon and at once report to the Architect any error, inconsistency or omission he may discover.



Mark Rogers, Architect, PLLC

761 Highland Circle
Chino Valley, Arizona 86323
Phone: (928) 848-3516
architect914@cableone.net

PROJECT INFO / FLOOR PLAN /
OPENING SCHEDULES
2 BEDROOM / 2 BATH

YAVAPAI COUNTY, ARIZONA

1015 FAIR STREET
PRESCOTT, ARIZONA

SHEET NO:

A-1.0

Job no. : 2BDRM / 2BATH
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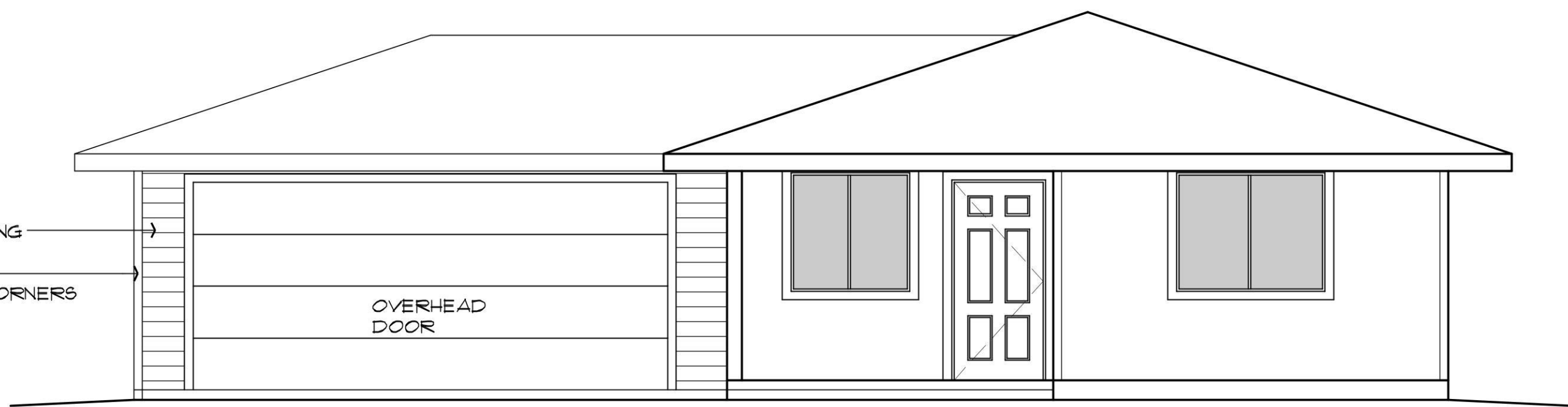
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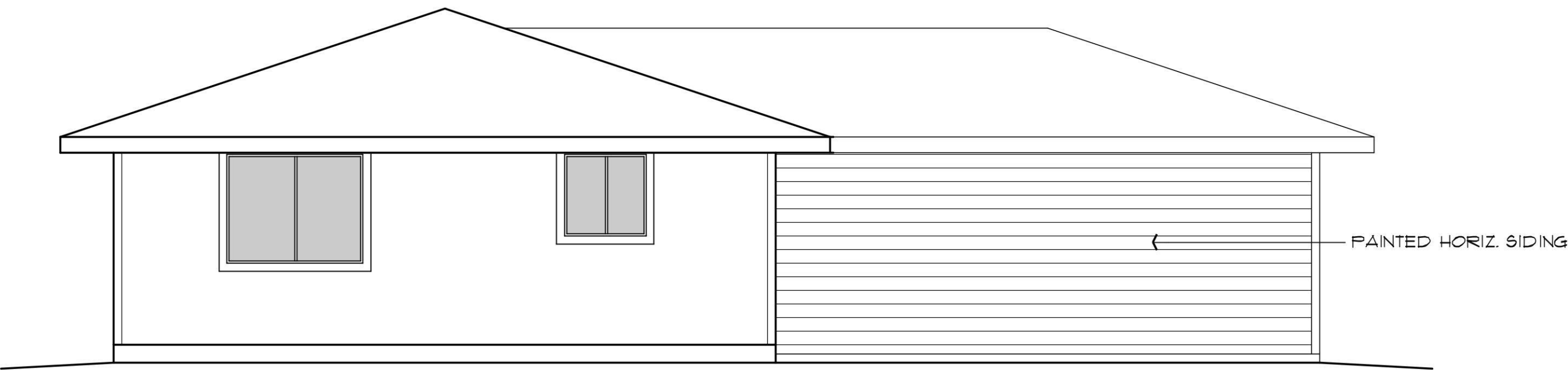
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PAINTED HORIZ. SIDING
PAINTED 2 X 4 TRIM
AT ALL EXTERIOR CORNERS



ALTERNATE GARAGE - FRONT ELEVATION

SCALE: 1/4" = 1'-0"



ALTERNATE GARAGE - REAR ELEVATION

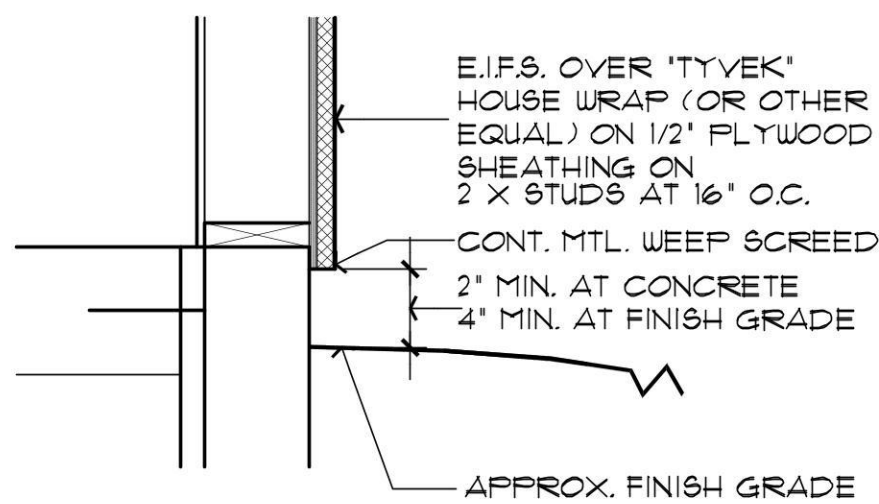
SCALE: 1/4" = 1'-0"



ALTERNATE GARAGE - LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

NOTE: STUCCO MAY BE USED IN LIEU OF THE HORIZ. SIDING. PROVIDE A WEEP SCREED AT THE BASE OF THE STUCCO AT THE EXTERIOR.

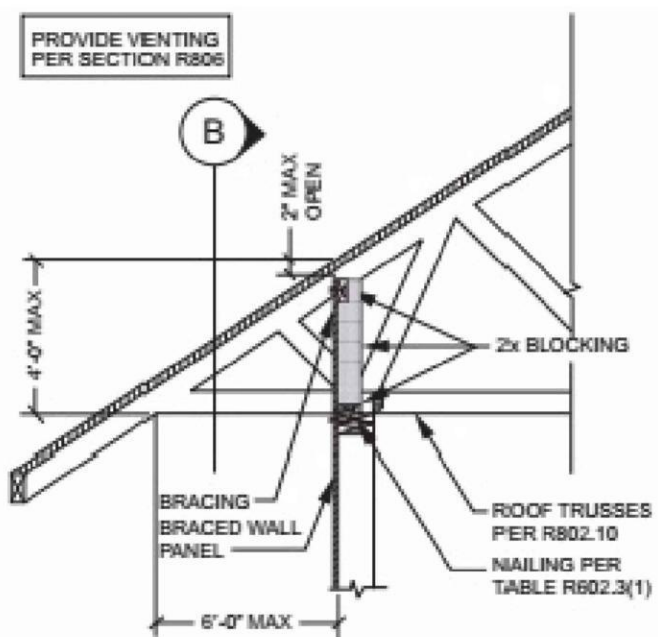
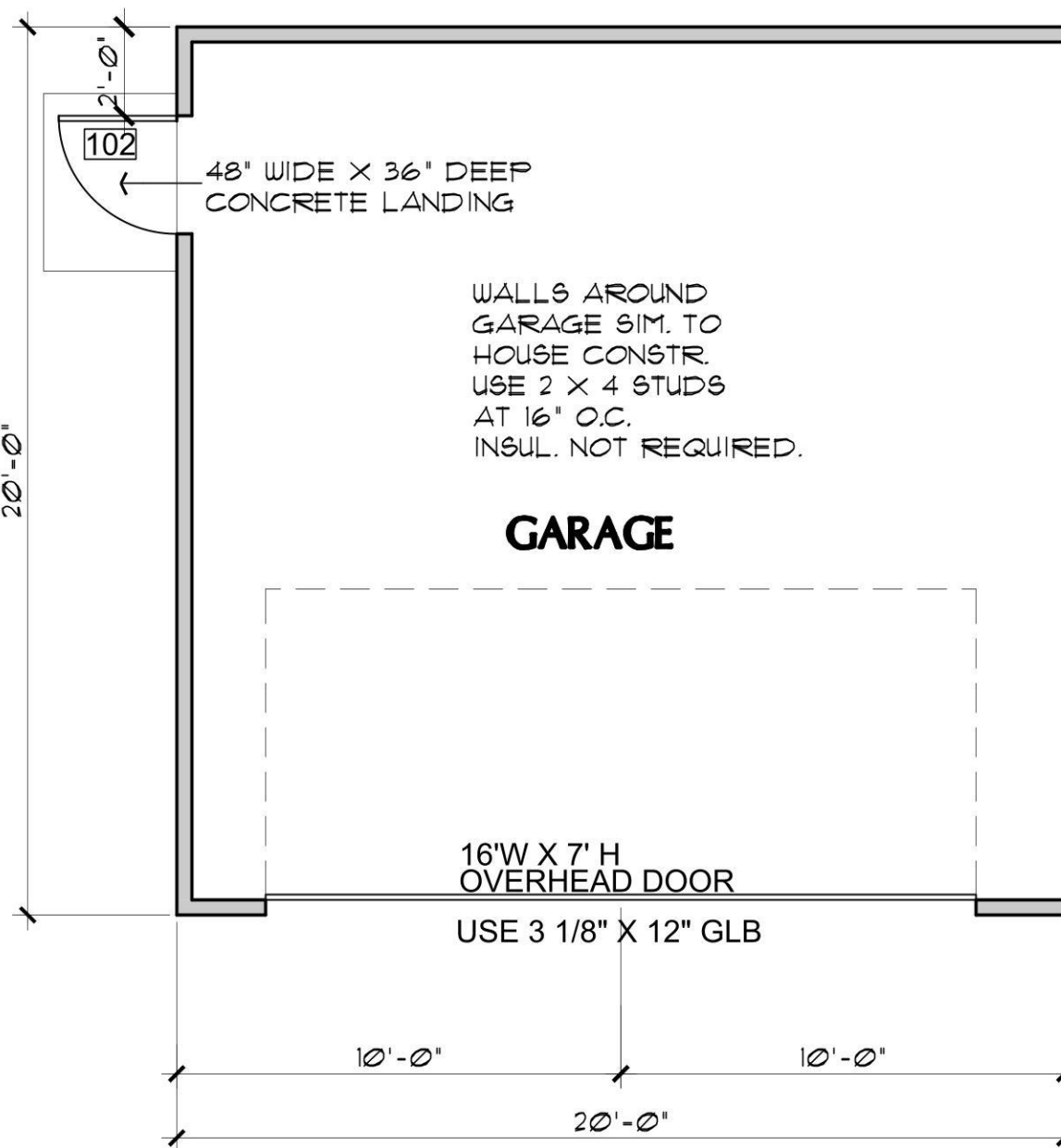


1 STUCCO BASE DETAIL
NO SCALE

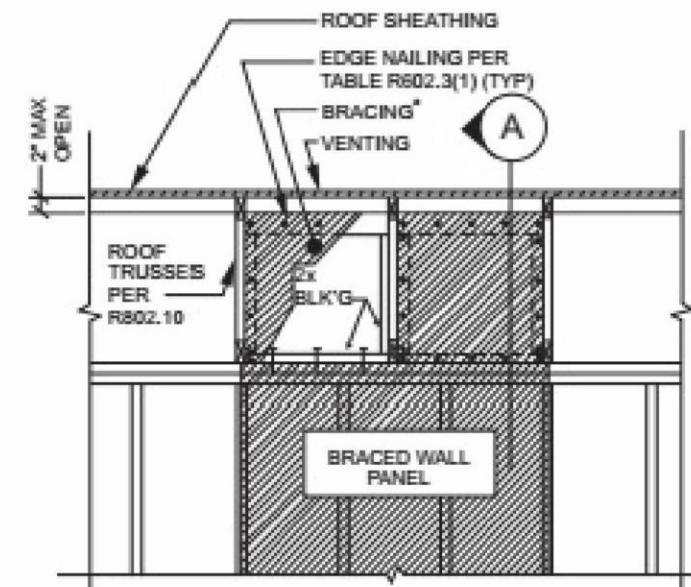
ALTERNATE GARAGE FLOOR PLAN

SCALE: 1/4" = 1'-0"

APPROVAL IS SUBJECT TO FIELD
INSPECTION AND COMPLIANCE
WITH ALL RELEVANT CODES,
LAWS AND ORDINANCES



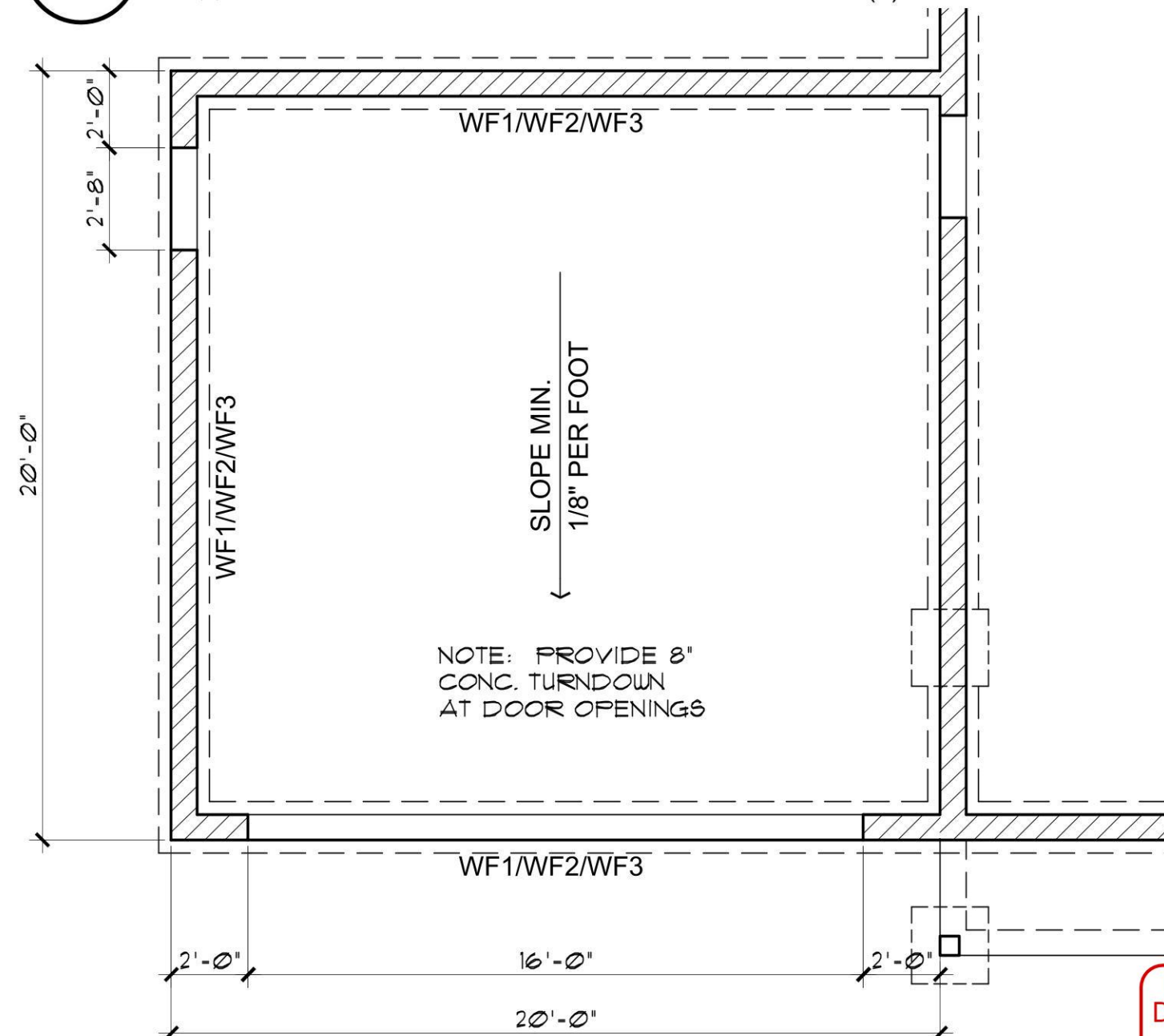
A SECTION



B ELEVATION

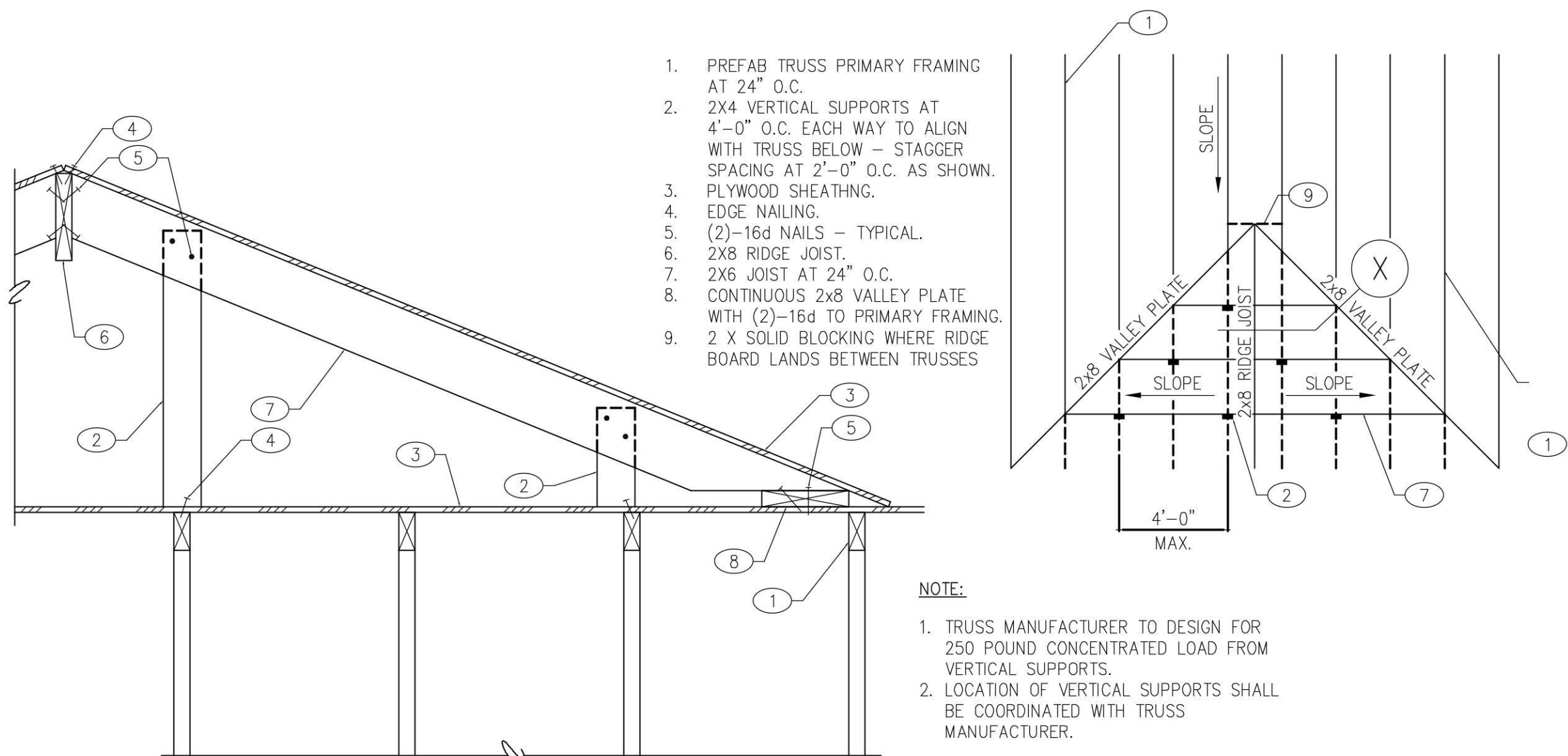
2 BRACED WALL PANEL CONNECTION OPTION
AT PERPENDICULAR ROOF TRUSSES

SCALE: 1 1/2" = 1'-0" 2018 IRC FIGURE R602.10.8.2(3)



ALTERNATE GARAGE FOUNDATION PLAN

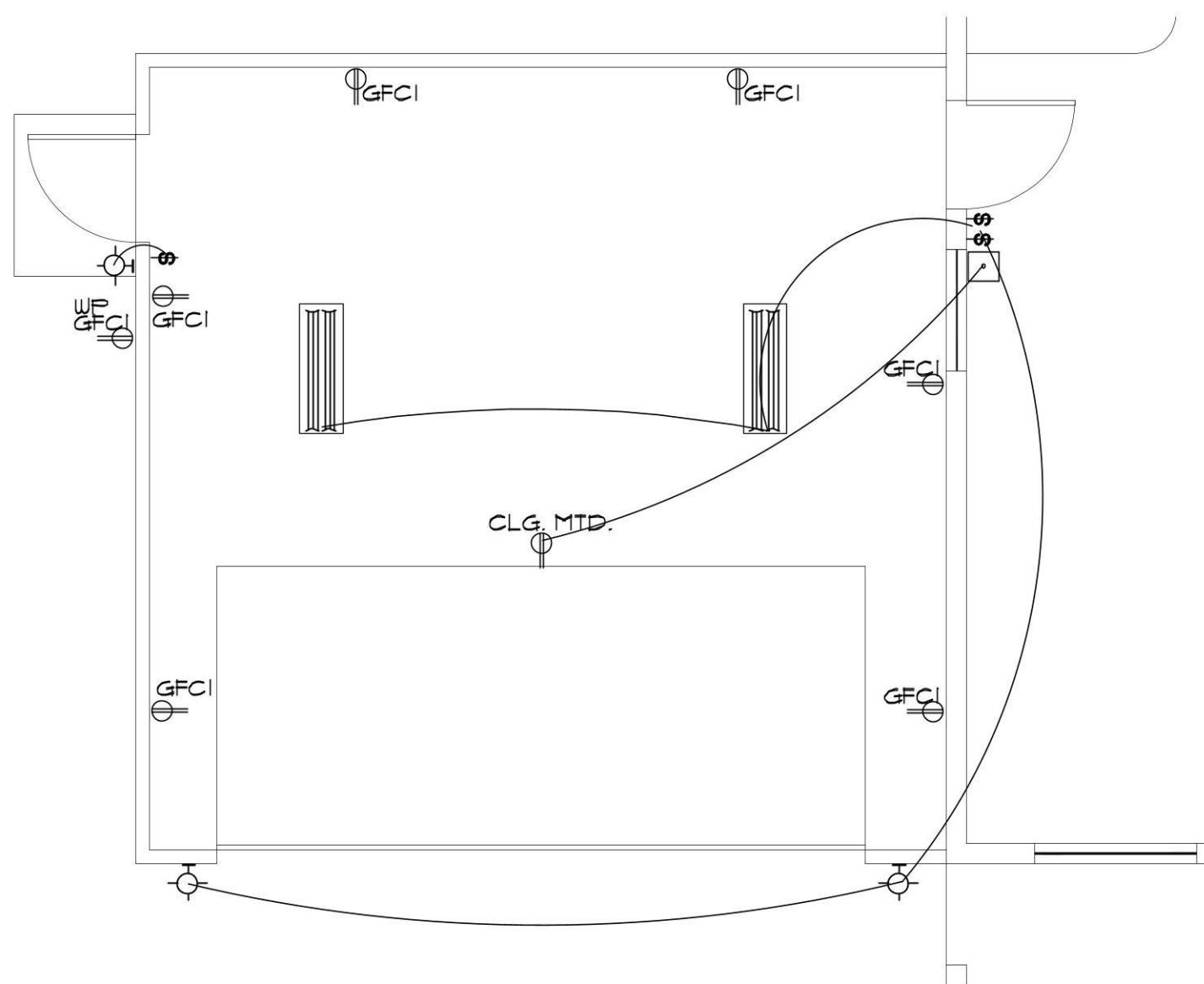
SCALE: 1/4" = 1'-0"



- NOTE:
1. TRUSS MANUFACTURER TO DESIGN FOR 250 POUND CONCENTRATED LOAD FROM VERTICAL SUPPORTS.
 2. LOCATION OF VERTICAL SUPPORTS SHALL BE COORDINATED WITH TRUSS MANUFACTURER.

TYPICAL VALLEY TRUSS OVERFRAME DETAIL

SCALE: 1/4" = 1'-0"



ALTERNATE GARAGE ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"

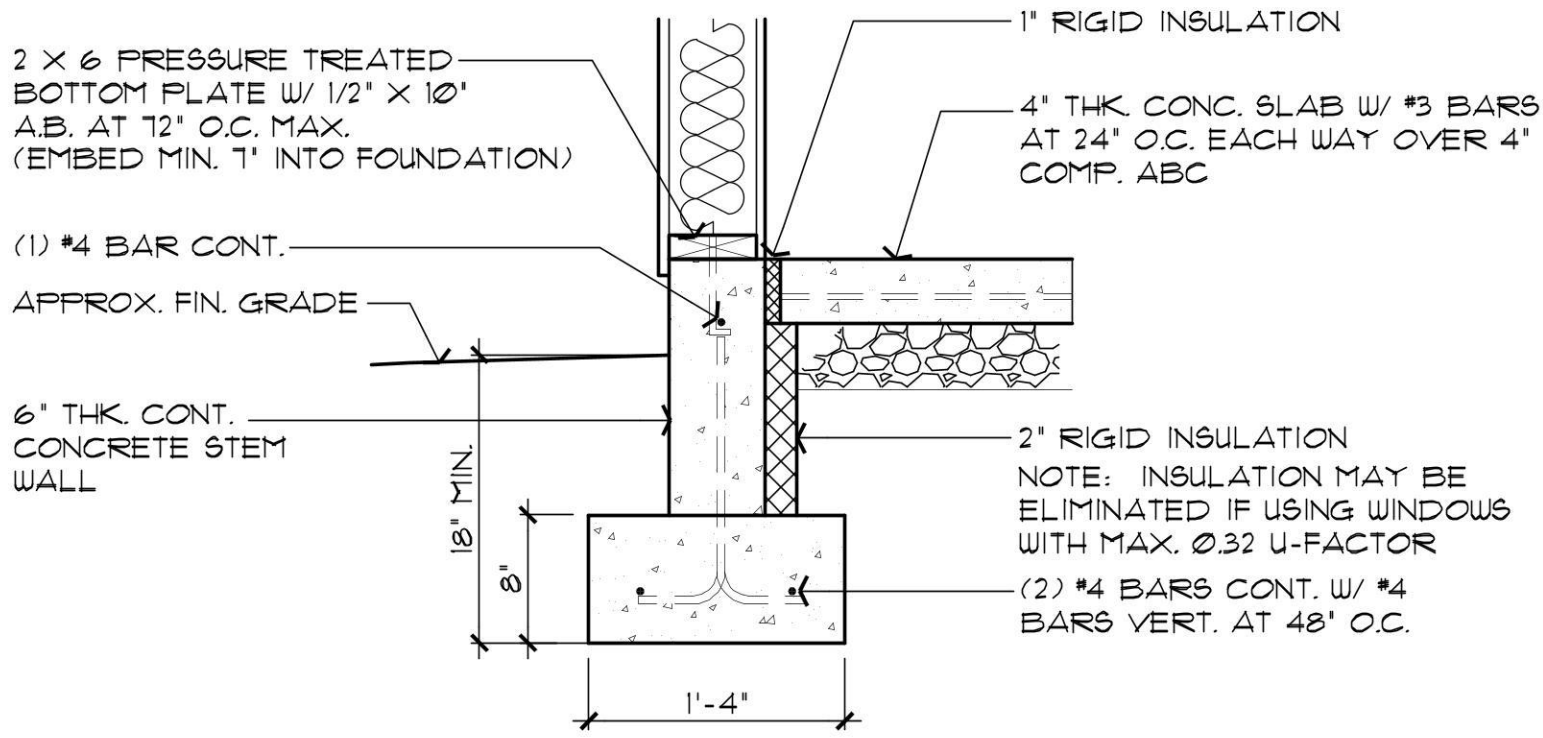
2 BEDROOM / 2 BATH
YAVAPAI COUNTY, ARIZONA

1015 FAIR STREET
PRESCOTT, ARIZONA

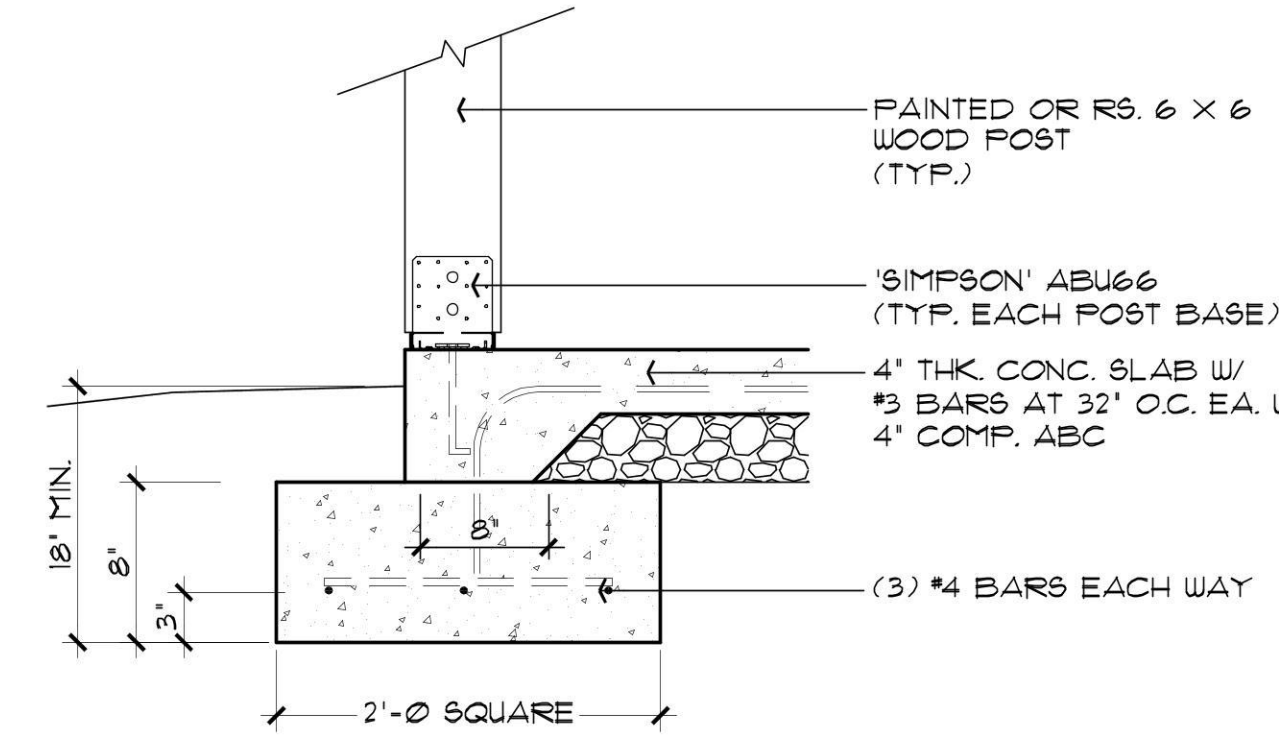
SHEET NO:

A-1.1

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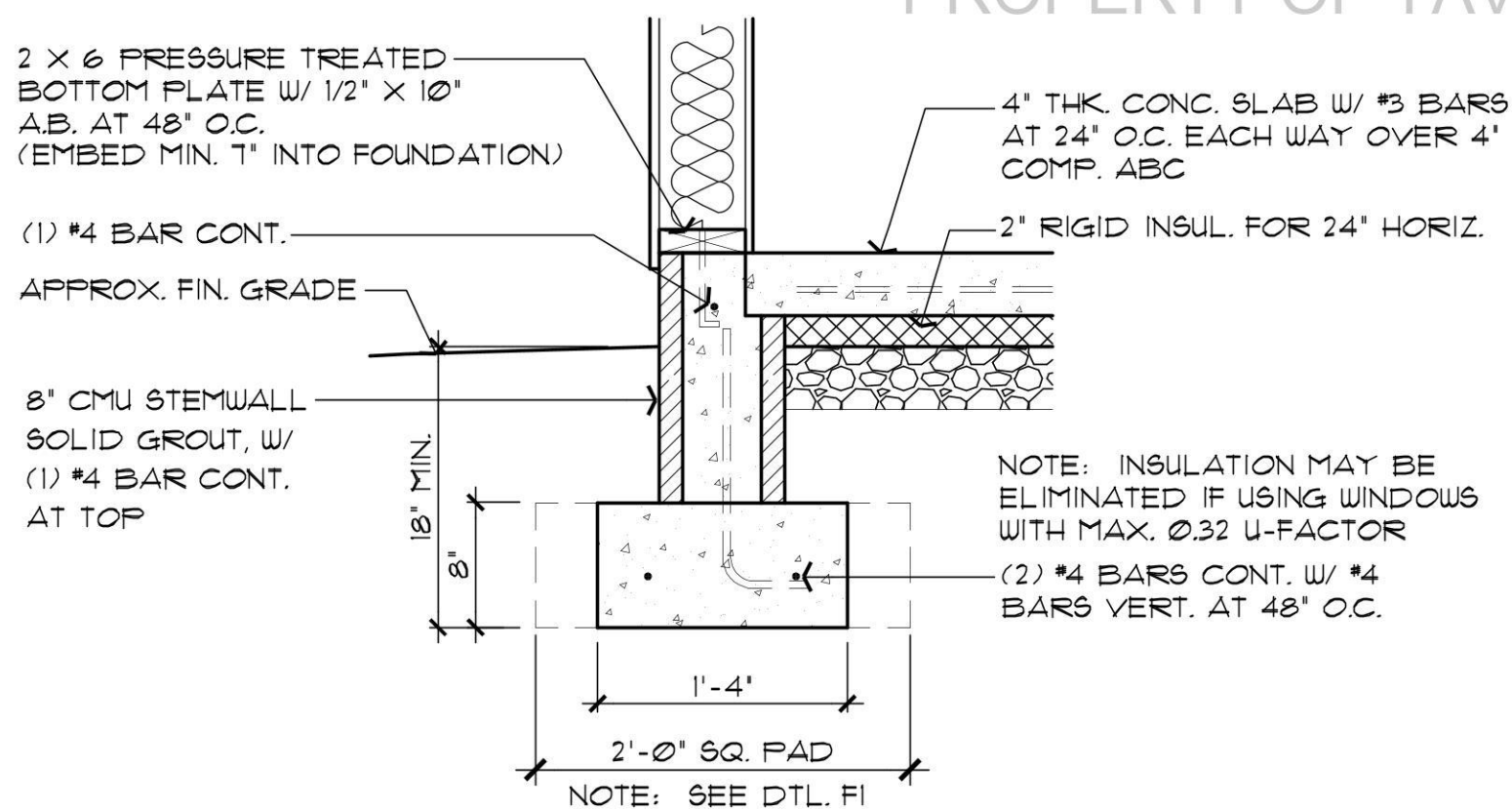
WF1 CONCRETE STEM WALL OPTION



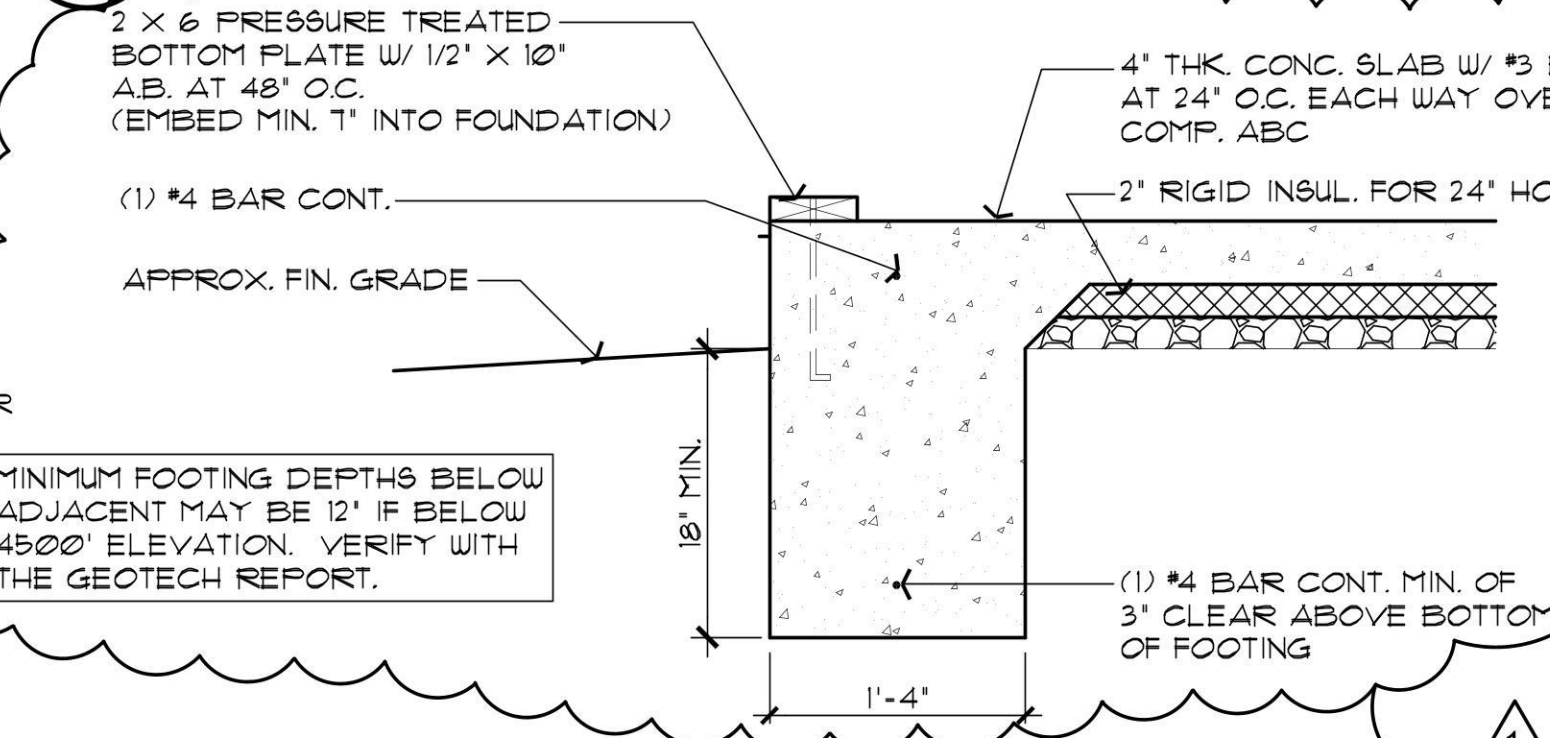
F1 POST BASE FOOTING

FOUNDATION NOTES

- FOOTINGS TO BE A MIN. OF 8" THICK IN 18" MIN. UNDISTURBED SOIL & EXTEND THRU ANY CLAY OR EXPANSIVE SOIL.
- FOOTINGS AND INTERIOR FLATWORK TO BE MIN. 2500 P.S.I. MIN COMPRESSIVE STRENGTH AT 28 DAYS.
- FOUNDATION SUPPORTED WOOD TO EXTEND MIN. 6" ABOVE FINISH GRADE
- FOUNDATION PLATES AND SILLS SHALL BE BOLTED TO FOUNDATION WITH MIN. 1/2" BOLTS 6"-0" O.C., 12" FROM CORNERS AND EMBEDDED 7" INTO FOUNDATION WALL
- EXTERIOR FLATWORK SLOPE TO BE 1/4" PER FOOT.
- CONTRACTOR TO EMBED 20' OF #4 G.A. COPPER WIRE IN FOOTING FOR ELECTRICAL SERVICE GROUND.
- THE GRADE AWAY FROM FOUNDATION WALLS SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.
- ALL EXTERIOR PLATES, LOAD BEARING AND NON LOAD BEARING SHALL BE PRESSURE TREATED, LESS THAN 8" ABOVE GRADE
- FILL BEING PLACED THAT EXCEEDS 2' WILL REQUIRE A CERTIFIED COMPACTION TEST AND REPORT.

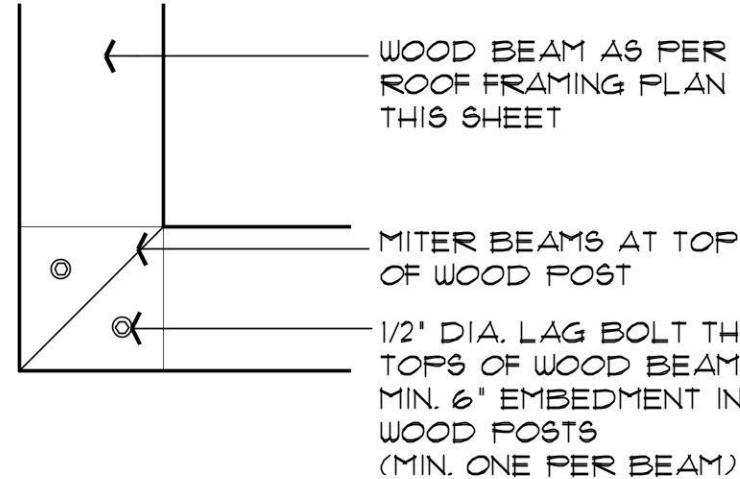


WF2 CMU STEM WALL OPTION



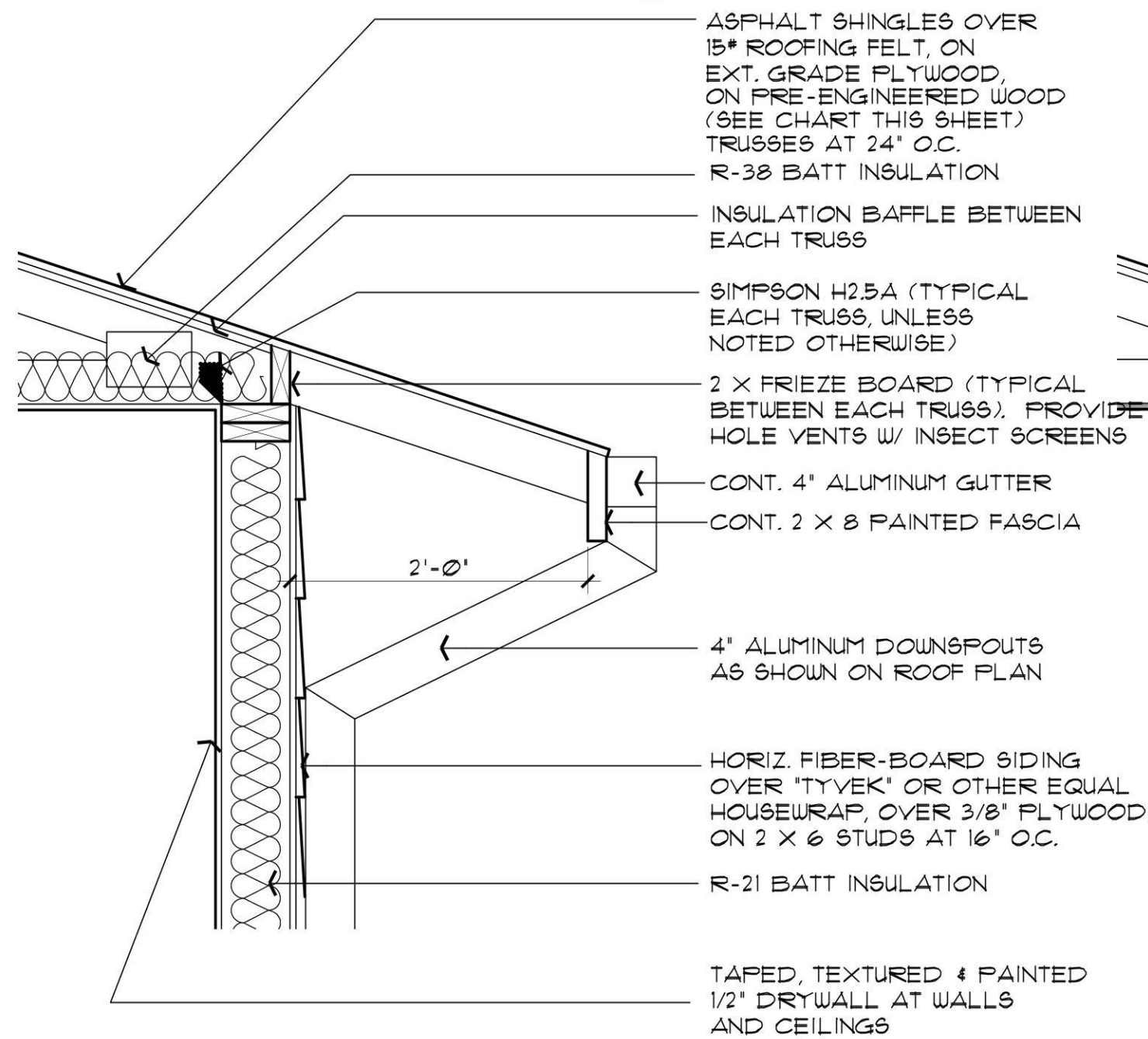
WF3 MONOLITHIC FOOTING OPTION

Yavapai County Snow Load by Elevation			
ELEVATION	SNOW LOAD	FOOTING DEPTH	ROOF SHEATHING
5000 ft. and Below	20 PSF	12" below 4500 ft. 18" above 4500 ft.	1/2"
5001 ft. to 5900 ft.	30 PSF*	18"	1/2"
5901 ft. to 6200 ft.	40 PSF*	18"	1/2" or 5/8"
6201 ft. to 6500 ft.	45 PSF*	18"	5/8"
Over 6501 ft.	50 PSF*	24"	5/8"

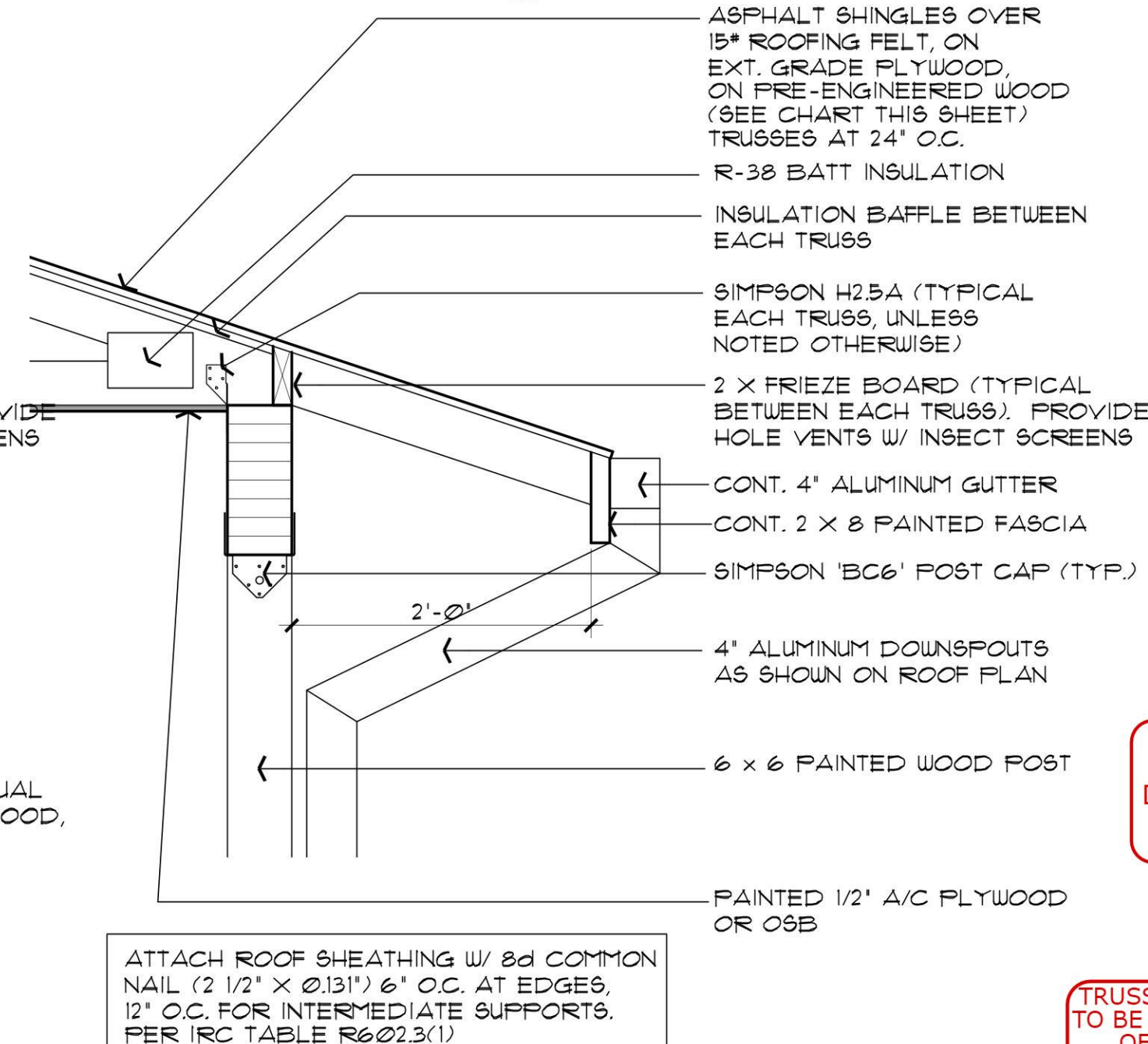


3 PLAN VIEW - MITERED BEAM AT CORNER POSTS CONNECTION

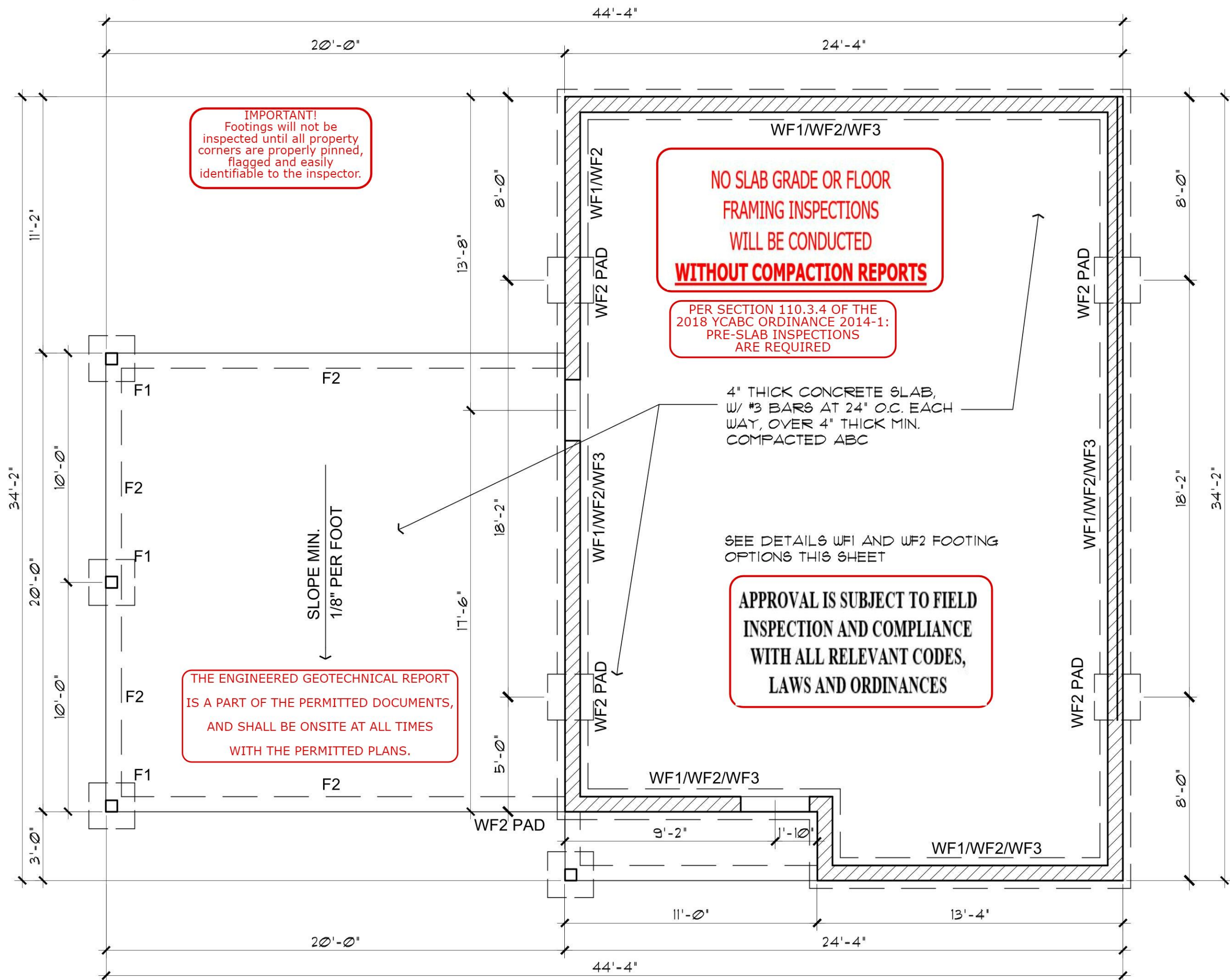
F2 TYPICAL TURN-DOWN FOOTING



1 ROOF OVERHANG DETAIL



2 ROOF OVERHANG AT BEAM DETAIL



NOTE: HOLDDOWNS NOT REQUIRED

FOUNDATION PLAN

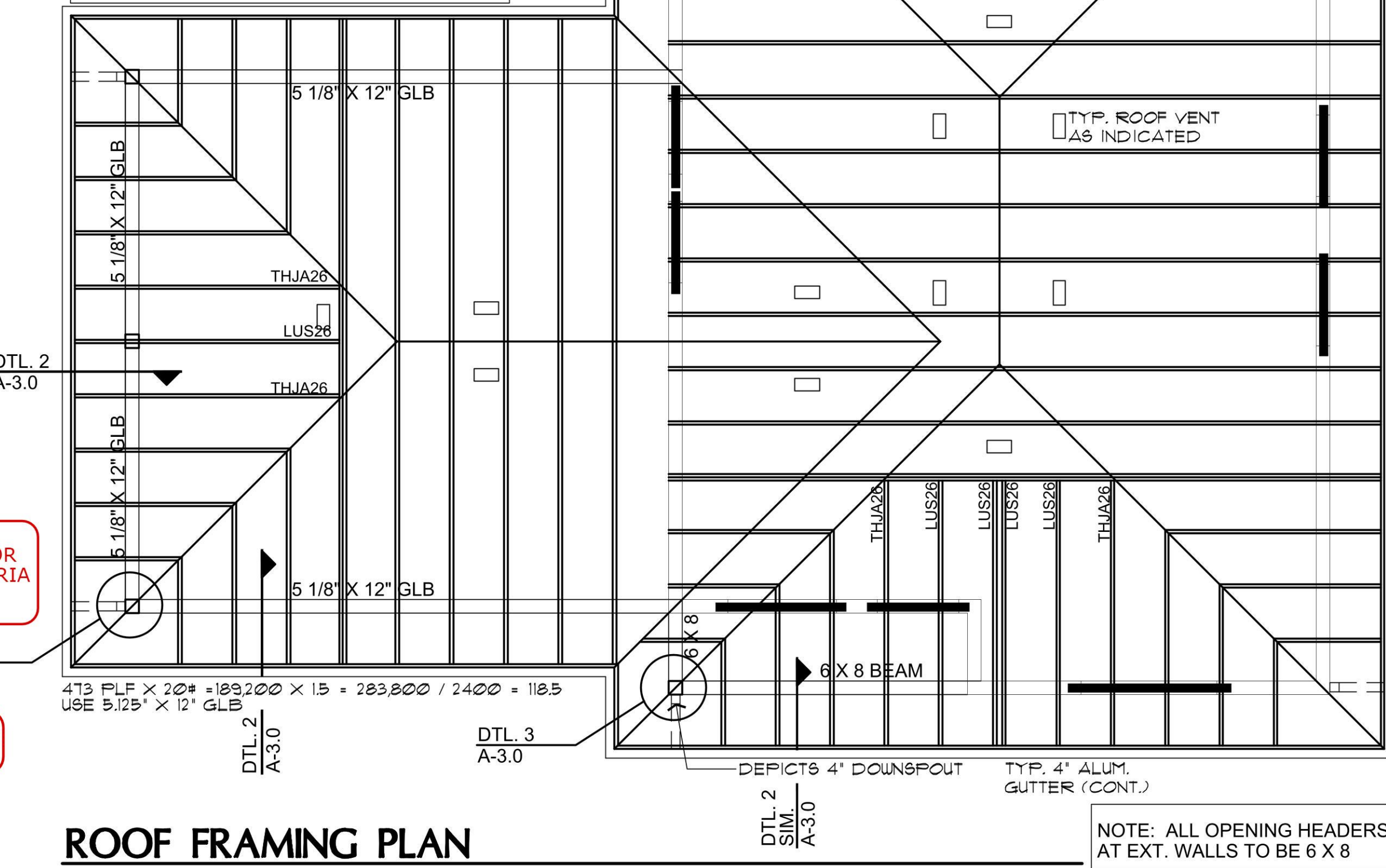
SCALE: 1/4" = 1'-0"

ROOF VENTILATION REQUIRED - 1,220/300 = 4.07 SQ. FT. USE 11 OHAGIN SHINGLE VENT X 0.5 PLF = 5.5 SQ. FT. PROVIDE LOW VENTILATION AT FRIEZE BOARDS BETWEEN TRUSSES

NOTE: TRUSS-TO-GIRDER CONNECTIONS TO BE SIMPSON HTU26 OR OTHER EQUAL

NOTE: PROVIDE DOUBLE STUDS UNDER TWO-PLY GIRDER TRUSSES

NOTE: PROVIDE PANEL EDGE SUPPORT FOR NARROW-WIDTH ROOF SHEATHING PER APA TECHNICAL REPORT #R275A.



ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0"

Job no. : 2BDRM/2BATH
Date : 12/09/2020
Drawn by: MFR
Chk'd by: MFR
Scale : AS NOTED
Revisions: 02/03/2022
1 FOOTING REVISION

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FOUNDATION PLAN / ROOF FRAMING

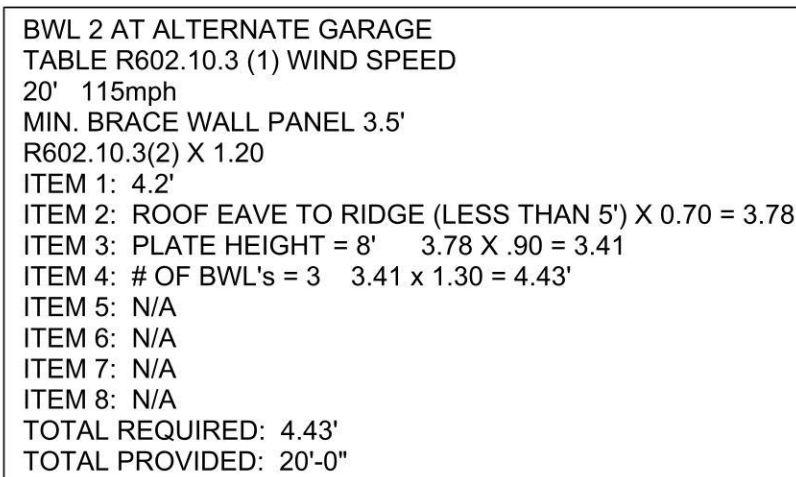
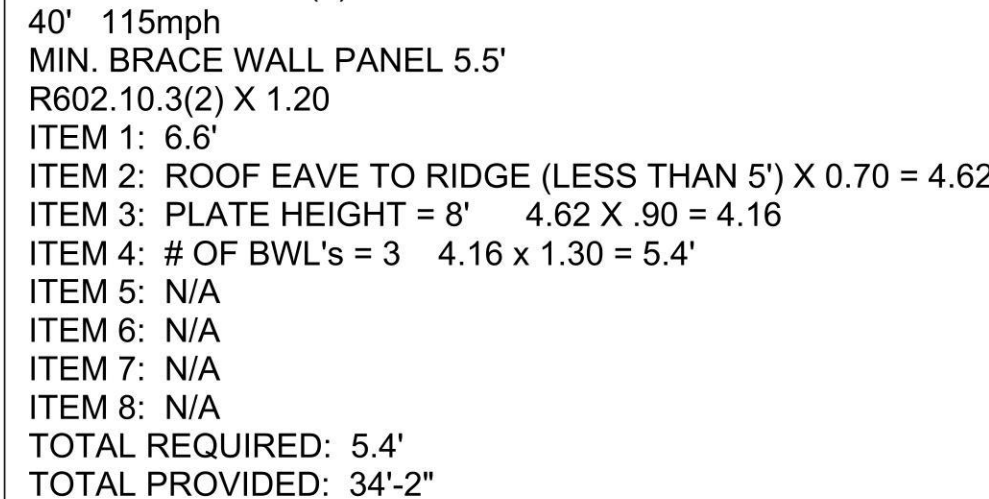
PLAN / DETAILS
2 BEDROOM / 2 BATH

YAVAPAI COUNTY, ARIZONA

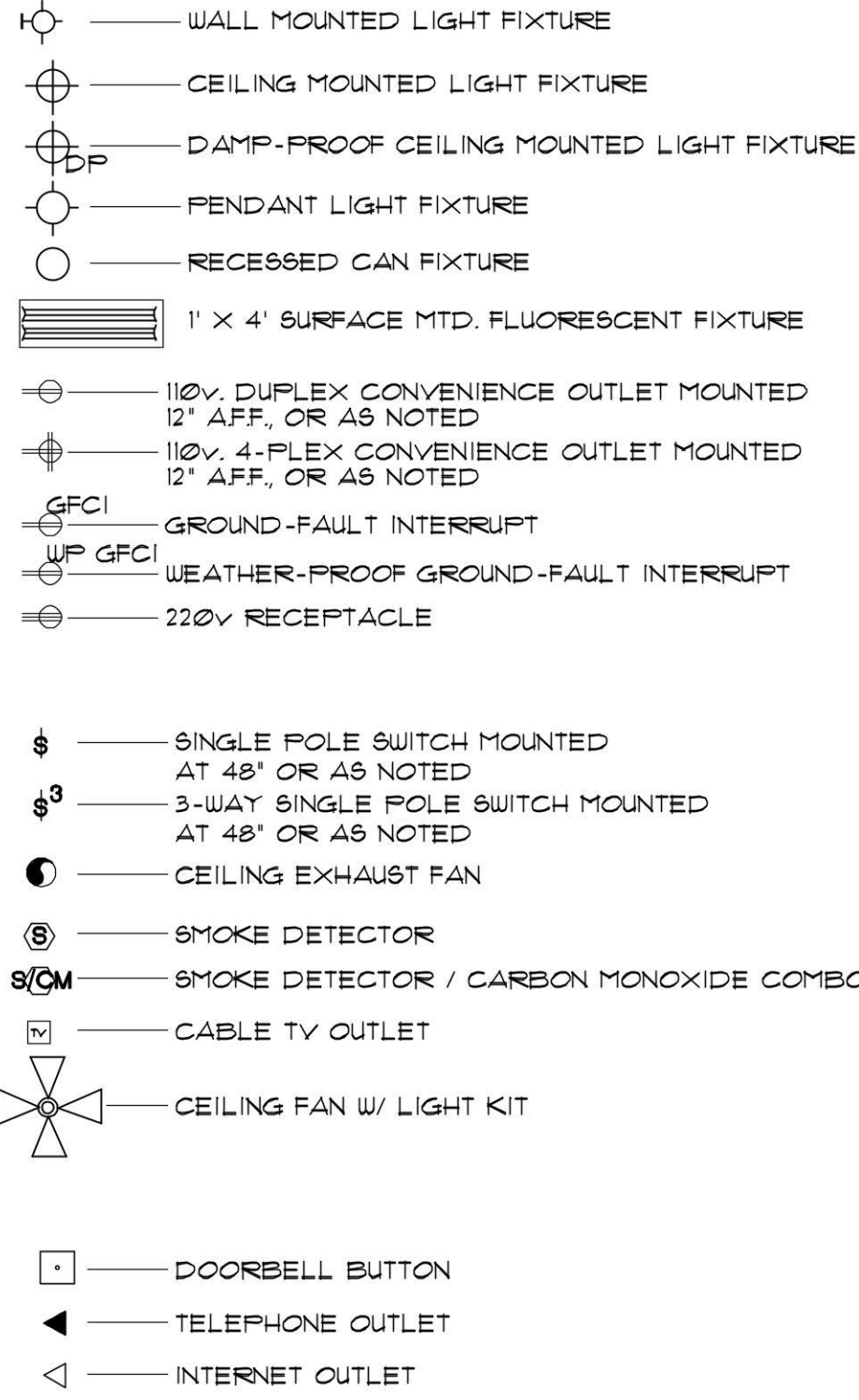
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PRESCOTT, ARIZONA

SHEET NO:

A-2.0



ELECTRICAL SYMBOLS



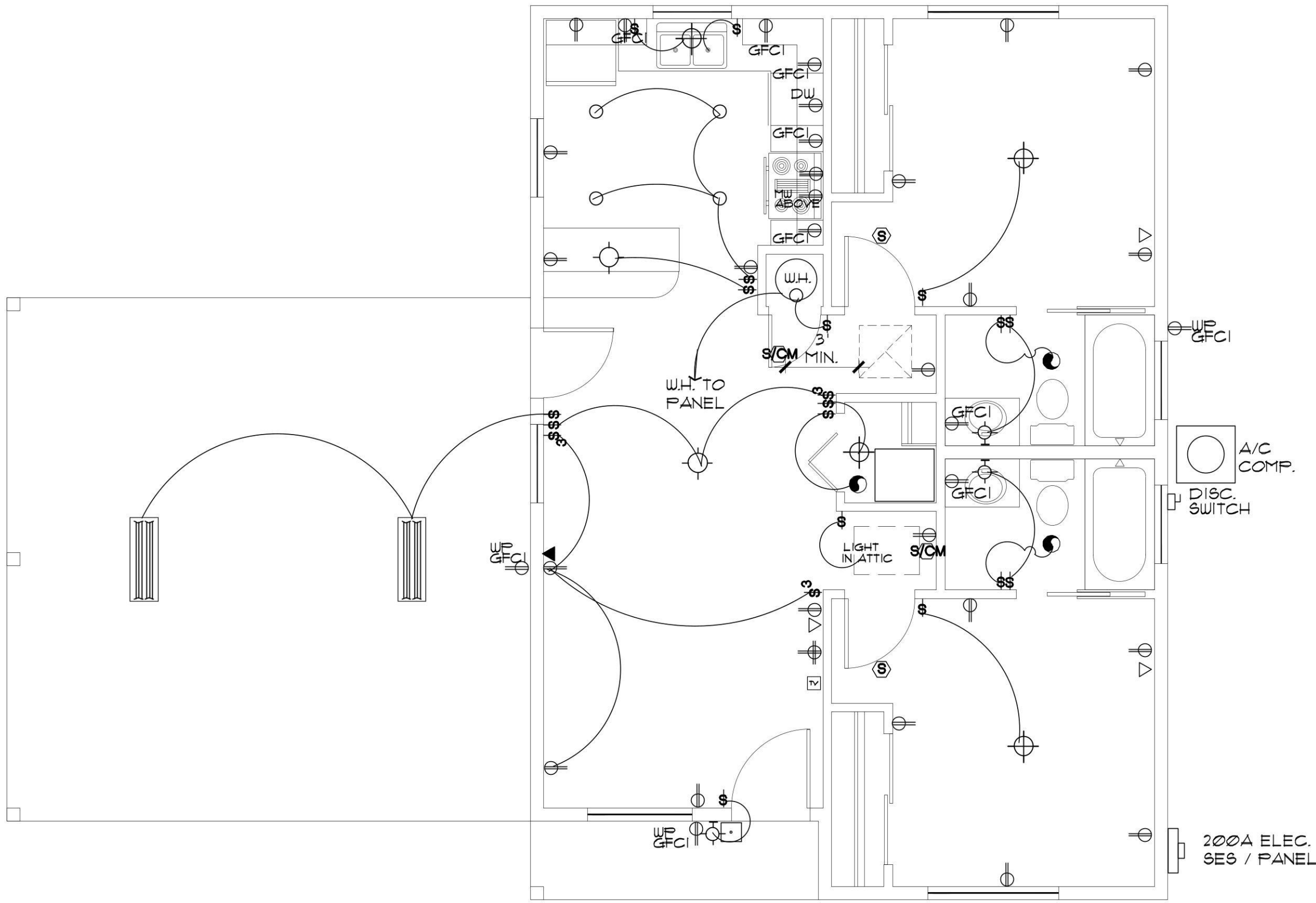
ELECTRICAL GENERAL NOTES

1. ALL WORKMANSHIP, MATERIALS, AND METHODS SHALL CONFORM TO NEC- 2017 EDITION.
2. ALL HABITABLE ROOMS SHALL BE PROVIDED W/ ELECTRICAL OUTLETS SO THAT NO PART OF THE WALL IS MORE THAN 6' FROM AN OUTLET. WALL SECTIONS 2' OR LARGER & KITCHEN COUNTERS MORE THAN 12" SHALL BE SERVICED BY A RECEPTACLE.
3. ALL RECEPTALS IN BATHROOMS, OUTSIDE & WITHIN 6' OF WATER SOURCE SHALL BE GFCI.
4. ALL SMOKE DETECTORS SHALL BE INTERCONNECTED ON SEPARATE CIRCUIT & SHALL RECEIVE PRIMARY POWER FROM BUILDING WIRING & SHALL HAVE BATTERY BACKUP. CONNECT NEW SMOKE DETECTORS TO NEW AUDIBLE SYSTEM INSIDE EXISTING RESIDENCE.
5. LIGHTS IN CLOSETS SHALL BE 18" FROM SHELVING (MEASURED HORIZTL. OR BE RECESSED).
6. PROVIDE MINIMUM TWO 20A BRANCH CIRCUITS FOR RECEPTACLES LOCATED IN THE KITCHEN, PANTRY, EATING AREA, A SEPARATE 20A BRANCH CIRCUIT TO THE LAUNDRY EQUIP, AND A SEPARATE 20A BRANCH CIRCUIT FOR BATHROOM RECEPTACLES.
7. ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT SINGLE PHASE 15 & 20 AMP OUTLETS INSTALLED IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS AND SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY COMBINATION TYPE ARC FAULT CIRCUIT INTERRUPTERS INSTALLED TO PROVIDE PROTECTION OF THE
8. FIXTURES, FITTINGS, BOXES AND RECEPTACLES LOCATED IN DAMP OR WET LOCATIONS SHALL BE 'LISTED' TO BE SUITABLE FOR SUCH CONDITIONS.
9. CONTRACTOR TO EMBED 20' OF #4 AWG COPPER WIRE IN FOOTING ELECTRICAL SERVICE GROUND, FERRY WIDE BONDING TO THE INTERIOR WATER PIPING AND ABOVE GROUND PORTION OF GAS PIPING SYSTEM.
10. IN KITCHEN AND DINING ROOMS A RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH WALL COUNTER SPACE 12" OR WIDER SO THAT AT NO POINT ALONG THE WALL IS MORE THAN 24" FROM A RECEPTACLE OUTLET AND SHALL BE GFCI PROTECTED.
11. PROVIDE AT LEAST ONE WEATHER PROOF RECEPTACLE OUTLET NOT MORE THAN 6'-6" ABOVE GRADE AND GFCI PROTECTED. AT THE FRONT AND BACK OF EACH DWELLING. ALL RECEPTACLES INSTALLED OUTDOORS MUST BE GFCI PROTECTED.
12. ALL EXTERIOR LIGHTING SHALL CONFORM TO YAVAPAI COUNTY DARK SKY ORDINANCE.
13. IN ATTICS, A SERVICE OUTLET & LIGHTING FIXTURE LOCATED NEAR THE APPLIANCE REQUIRING SERVICE SHALL BE CONTROLLED BY A SWITCH AT THE ENTRY OF THE ATTIC. (REQUIRED FOR ATTIC MOUNT FURNACES)

EFFECTIVE APRIL 20, 2006
FULLY SHIELDED FIXTURES ARE
REQUIRED FOR ALL EXTERIOR LAMPS

PER SECTION 210-12 OF THE 2017 NEC
ARC-FAULT CIRCUIT
INTERRUPTERS ARE REQUIRED

INTERCONNECTED SMOKE DETECTORS
ARE REQUIRED FOR THIS PROJECT
PER R314.3.1. EACH SLEEPING ROOM,
OUTSIDE EACH SLEEPING ROOM, AND
ON EACH FLOOR LEVEL.



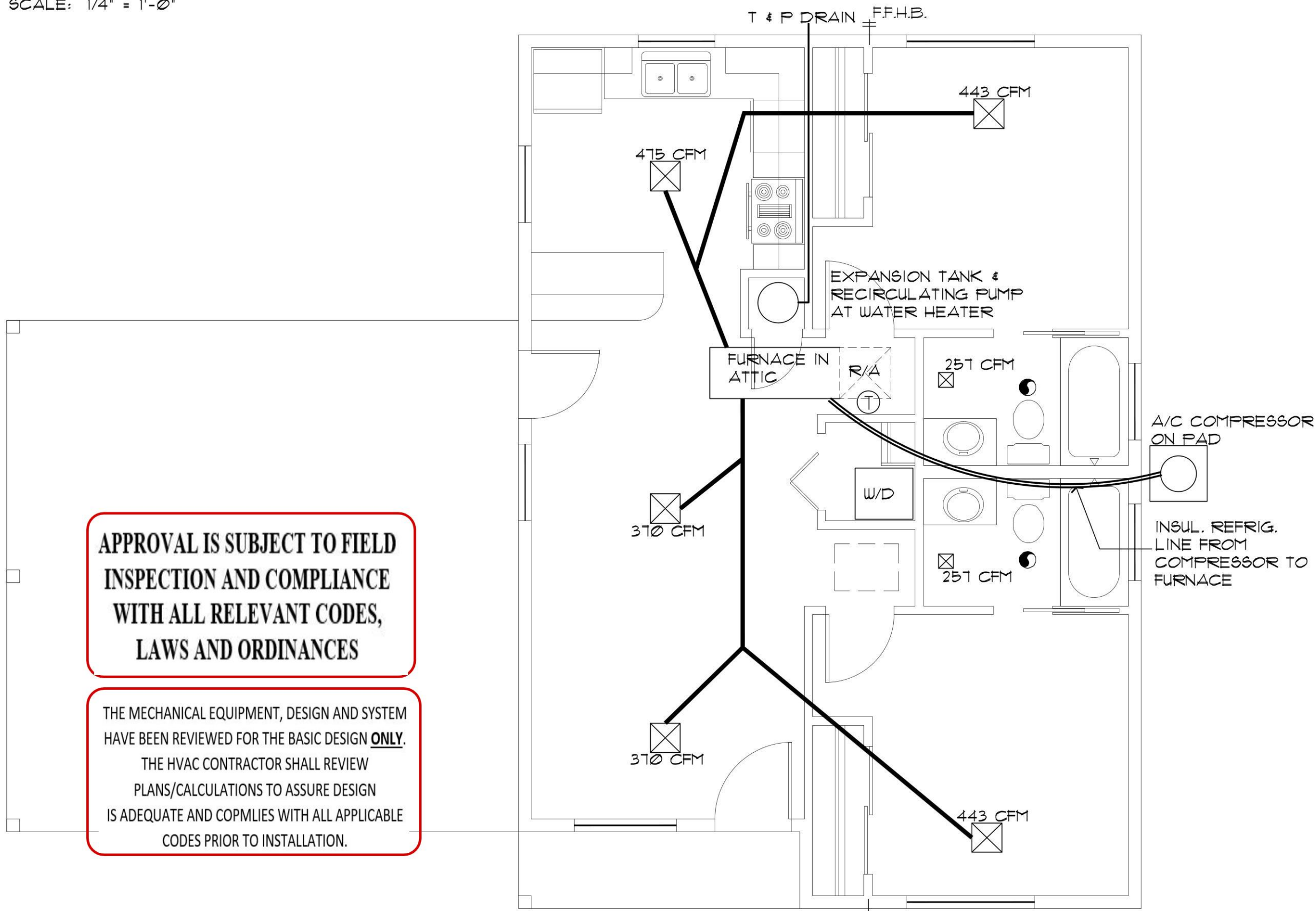
ENERGY NOTES:

1. WINDOWS DOOR & SKYLIGHTS
 - * PENETRATION U-FACTOR WINDOW AND DOORS TO BE .40 STICKER SHALL REMAIN ON WINDOWS, SKYLIGHTS & DOORS UNTIL INSPECTED AND APPROVED FOR THE ABOVE REQUIREMENT. THE FOUNDATION SLAB INSULATION MAY BE ELIMINATED IF USING A MAX. 0.32 U-FACTOR ON GLAZING.
2. CEILINGs
 - * CEILING INSULATION TO BE MIN. R-30 (ZONE 2); R-38 (ZONE 4) MARKERS SHALL BE AFFIXED TO THE TRUSSES OR JOIST AND MARKED WITH THE MIN. INSTALLED THICKNESS BY ONE INCH HIGH NUMBERS. A MIN. OF ONE MARKER SHALL BE INSTALLED FOR EVERY 300 SQ. FT. OF AREA WITH NUMBERS TO FACE THE ATTIC ACCESS OPENING. MARKERS MUST BE INSTALLED AT ROUGH IN OR WALL INSULATION INSPECTIONS.
3. WOOD FRAMED EXTERIOR WALLS (MIN. R-19 FOR 2 X 6 WALLS)
 - * WALL INSULATION SHALL BE IN SUBSTANTIAL CONTACT WITH THE SURFACE BEING INSULATED TO AVOID AIR PATHS THAT BYPASS THE INSULATION.
 - * INSULATION SHALL NOT BE COMPRESSED BY INSET STAPLING OF THE BATT INSULATION OR OTHER MEANS
 - * INSULATION SHALL FILL ALL CAVITIES COMPLETELY BY CUTTING INSULATION AROUND ELECTRICAL OUTLETS AND SWITCHES AND BY SLICING INSULATION TO FIT BEHIND AND IN FRONT OF ELECTRICAL WIRING IN THE CAVITY AND PLUMBING PIPING
 - * BAND JOISTS AND OTHER INTERSTITIAL FLOOR ELEMENTS OF THE WALL SHALL BE INSULATED
4. NOT USED.
5. BUILDING THERMAL ENVELOPE
 - THE SEALING METHODS BETWEEN DISSIMILAR MATERIALS SHALL ALLOW FOR DIFFERENTIAL EXPANSION AND CONTRACTION. THE FOLLOWING SHALL BE CAULKED, GASKETED WEATHER STRIPPED OR OTHERWISE SEALED WITH AN AIR BARRIER MATERIAL, SUITABLE FILM OR SOLID MATERIAL:
6. PENETRATION AIR LEAKAGE
 - * WINDOW, SKYLIGHT AND SLIDING GLASS DOOR SHALL HAVE AN AIR INFILTRATION RATE OF NO MORE THAN 0.3 CFM PER SQUARE FOOT, AND SLIDING DOORS NO MORE THAN 0.5 CFM. SPECIFICATIONS SHALL BE LISTED ON THE MANUF. LABEL. (USE TYVEK HOUSE WRAP, INSTALL PER MANUF. SPECS)
7. RECESSED LIGHTING
 - A. 10 RATED AND LABELED WITH ENCLOSURES THAT ARE SEALED OR GASKETED TO PREVENT AIR LEAKAGE TO CEILING CAVITY OR UNCONDITIONED SPACE; OR
 - B. 10 RATED AND LABELED AS MEETING ASTM E 2833; OR
 - C. LOCATED INSIDE AIRTIGHT SEALED BOX WITH CLEARANCES OF AT LEAST 0.5 INCH FROM COMBUSTIBLE MATERIAL AND 3 INCHES FROM INSULATION.
8. HEAT PUMP SUPPLEMENTARY HEAT
 - * HEAT PUMPS HAVING SUPPLEMENTARY ELECTRIC RESISTANCE HEAT SHALL HAVE CONTROLS THAT, EXCEPT DURING DEFROST PREVENT SUPPLEMENTAL HEAT OPERATION UNTIL THE HEAT PUMP COMPRESSOR CAN MEET THE HEATING LOAD.
9. CONTROLS
 - * AT LEAST ONE THERMOSTAT SHALL BE PROVIDED FOR EACH SEPARATE HEATING & COOLING SYSTEM.

10. DUCT INSULATION
 - * SUPPLY AND RETURN DUCTS SHALL BE INSULATED TO A MIN. OF R-8 (EXCEPT DUCTS THAT COMPLETELY INSIDE THE BUILDING THERMAL ENVELOPE).
11. SEALING
 - A. ALL DUCTS, AIR HANDLERS, FILTER BOXES, AND BUILDING CAVITIES (NOT FOR AIR SUPPLY) USED AS DUCTS SHALL BE SEALED. JOINTS AND SEAMS SHALL COMPLY WITH SECTION M1603.1 OF THE IRC.
12. MECHANICAL SYSTEM PIPING INSULATION
 - * MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS ABOVE 125 D F OR BELOW 55 D F SHALL BE INSULATED TO A MIN. OF R-2
13. CIRCULATING HOT WATER SYSTEMS
 - * ALL CIRCULATING SERVICE HOT WATER PIPING SHALL BE INSULATED TO AT LEAST R-2. ALL NEW RESIDENCES WITH 2 OR MORE BATHROOMS SHALL HAVE A CIRCULATING HOT WATER SYSTEM. CHUS SHALL INCLUDE AN AUTOMATIC OR READILY ACCESSIBLE MANUAL SWITCH THAT CAN TURN OFF THE HUCP WHEN THE SYSTEM IS NOT IN USE. THERMAL SIPHONING SYSTEMS SHALL HAVE A VALVE TO REDUCE FLOW. ALTERNATE SYSTEM SHALL BE CONSIDERED.
14. MECHANICAL VENTILATION
 - * OUTDOOR AIR INTAKES AND EXHAUST SHALL HAVE AUTOMATIC GRAVITY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
15. EQUIPMENT SIZING
 - * HEATING & COOLING EQUIPMENT SHALL BE SIZED IN ACCORDANCE WITH SECTION M1401.3 OF THE IRC.
16. AIR LEAKAGE
 - AIR FLOW RETARDERS (HOUSE WRAPS) MUST BE:
 - A. IMPERMEABLE TO AIR FLOW.
 - B. CONTINUOUS OVER THE ENTIRE BUILDING ENVELOPE
 - C. ABLE TO WITHSTAND THE FORCES THAT MAY ACT ON IT DURING AND AFTER CONSTRUCTION.
 - D. DURABLE OVER THE EXPECTED LIFETIME OF THE BUILDING.
 - E. ALL SEAMS AND EDGES MUST BE SEALED/TAPED PER MANUF. SPECIFICATIONS

ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"

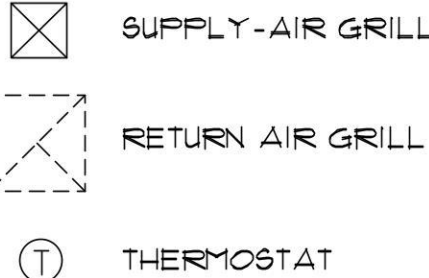


APPROVAL IS SUBJECT TO FIELD
INSPECTION AND COMPLIANCE
WITH ALL RELEVANT CODES,
LAWS AND ORDINANCES

THE MECHANICAL EQUIPMENT, DESIGN AND SYSTEM
HAVE BEEN REVIEWED FOR THE BASIC DESIGN **ONLY**.
THE HVAC CONTRACTOR SHALL REVIEW
PLANS/CALCULATIONS TO ASSURE DESIGN
IS ADEQUATE AND COMPLIES WITH ALL APPLICABLE
CODES PRIOR TO INSTALLATION.

HVAC PLAN

SCALE: 1/4" = 1'-0"



HVAC GENERAL NOTES:

1. THE MECHANICAL CONTRACTOR SHALL DETERMINE THE FINAL EQUIPMENT SIZING, DUCT SIZING, AND DUCT LAYOUT PRIOR TO INSTALLATION.
2. DRAIN AND VENT SIZES TO BE DETERMINED BY PLUMBING CONTRACTOR
3. WATER HEATER RELIEF VALVE SHALL EXTEND OUTSIDE OF THE BUILDING WITH THE END OF THE PIPE NOT MORE THAN 2' NOR LESS THAN 6" ABOVE THE GROUND AND POINTING DOWNWARD.
4. PROVIDE A PAN, AND DRAIN FOR THE WATER HEATER.
5. THE CLOTHES DRYER EXHAUST DUCT SHALL BE AT LEAST THE DIAMETER OF THE APPLIANCE OUTLET AS RECOMMENDED BY THE MANUFACTURER AND SHALL TERMINATE AT THE EXTERIOR OF THE BUILDING. IT SHALL NOT EXCEED 25' IN LENGTH WITH REDUCTIONS FOR BENDS. THE DUCT SHALL TERMINATE NOT LESS THAN 3' FROM A PROPERTY LINE.

REVIEWED FOR
DESIGN CRITERIA
ONLY

SHEET NO:

ME-1



Job no. : 2BDRM /2BATH
Date : 12/09/2020
Drawn by: MFR
Chk'd by: MFR
Scale : AS NOTED
Revisions:

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Scales as stated hereon are valid on the original drawing only. Contractor shall carefully review all dimensions and conditions shown hereon and at once report to the Architect any error, inconsistency or omission he may discover.

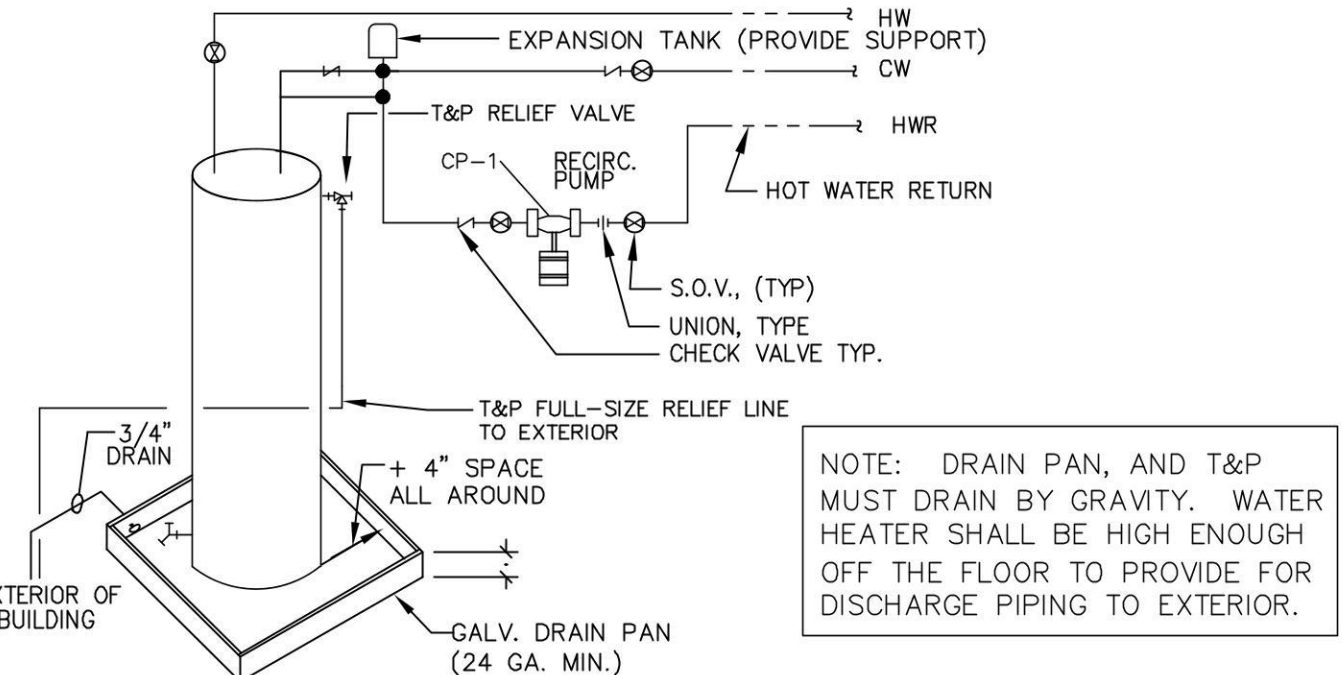
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ELECTRICAL / HVAC PLANS
SYMBOL SCHEDULE / NOTES
2 BEDROOM / 2 BATH

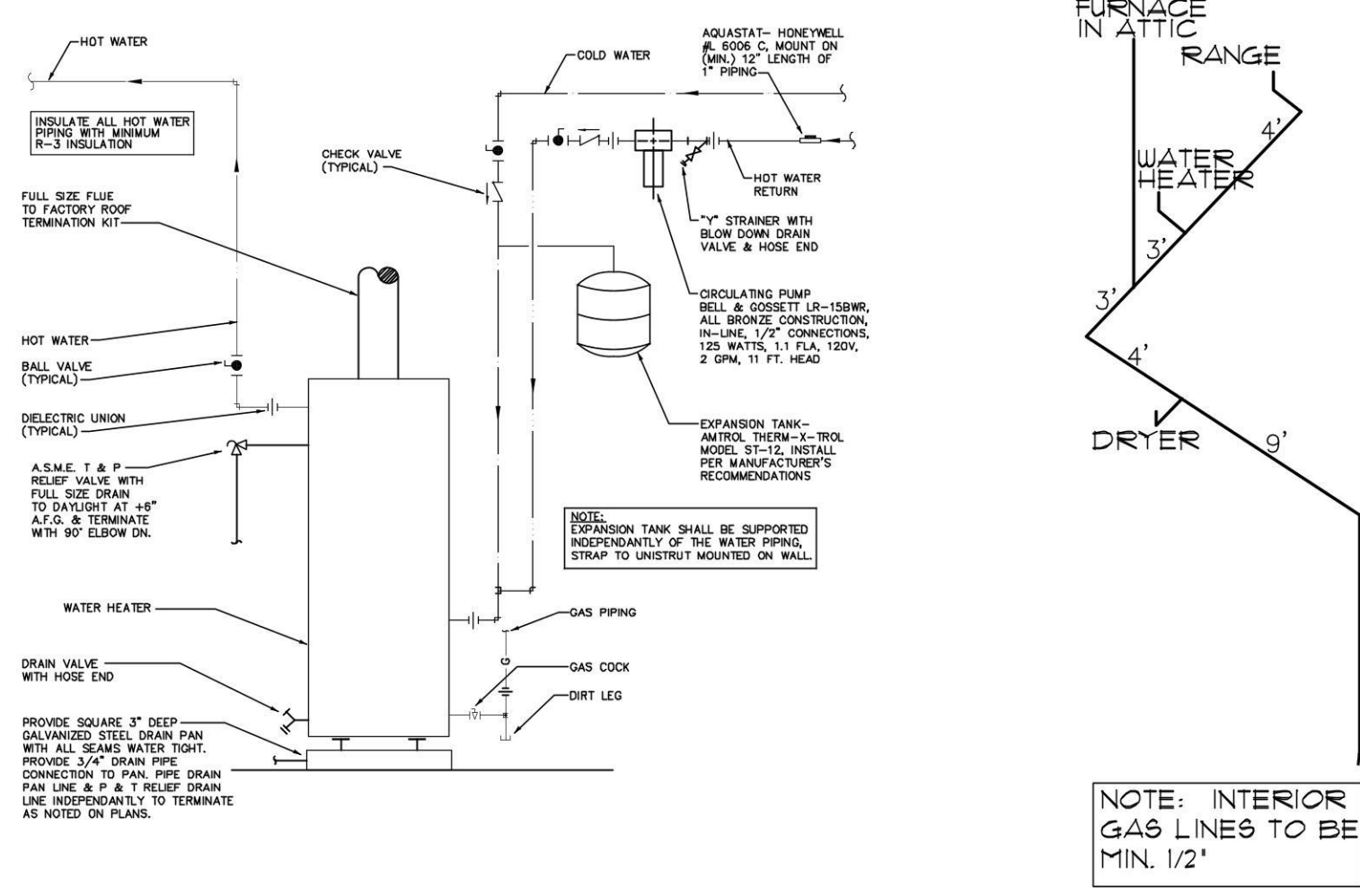
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PRESCOTT, ARIZONA



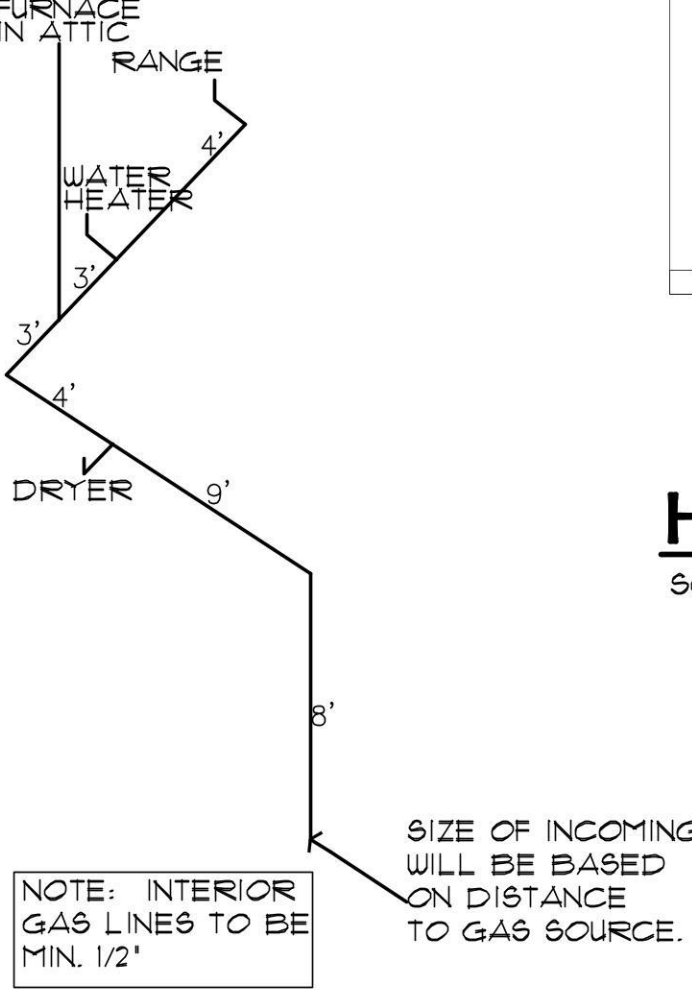
ELECTRIC WATER HEATER DETAIL

NO SCALE



GAS WATER HEATER OPTION

NO SCALE



GAS PIPING ISOMETRIC

NO SCALE